

**Nebraska Historic Buildings Survey
Reconnaissance Survey Final Report
of
Brown County, Nebraska
prepared for
Nebraska State Historical Society
State Historic Preservation Office**

by

Save America's Heritage

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with

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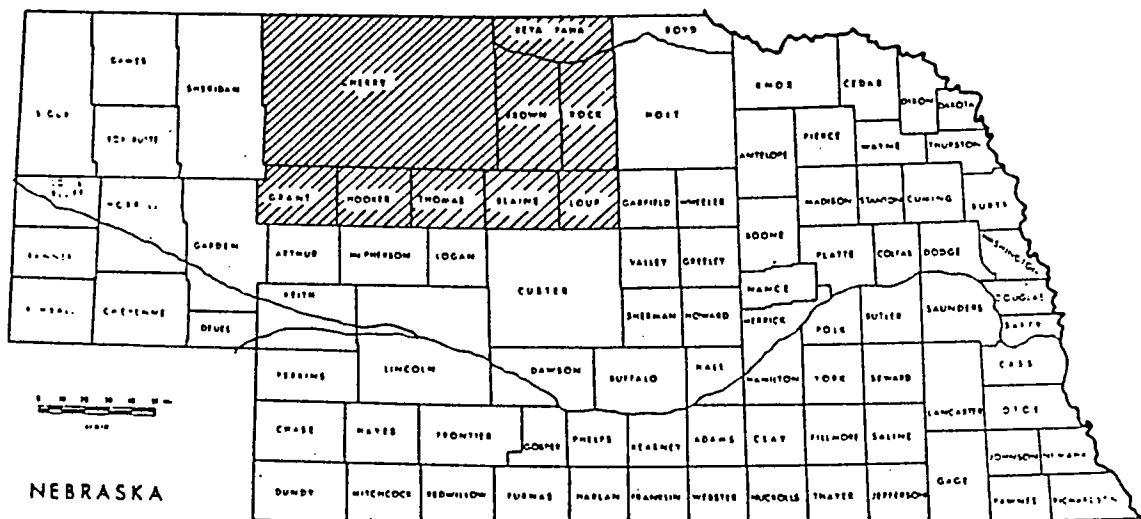
INTRODUCTION

In 1966, the National Historic Preservation Act was passed by the 89th United States Congress and subsequently signed into law by President Lyndon B. Johnson. With this Act, the Secretary of the Interior was called upon to expand and maintain a national register of historic places and give maximum encouragement to state governments to develop statewide historic preservation programs of their own. The Act recognized that one of the prerequisites for an effective national preservation program was the identification of historic resources across the country through comprehensive statewide surveys. Thus, state historic preservation offices were made responsible under the National Historic Preservation Act for decisions concerning the preservation of historic properties in their states.

The manifestation of the 1966 National Historic Preservation Act for Nebraska came in 1967 when state legislation directed the Nebraska State Historical Society to oversee the preservation of historical properties and conduct a comprehensive statewide historic survey. For this, the Nebraska Historic Buildings Survey (NeHBS) was formed and is conducted by the Nebraska State Historic Preservation Office (NeSHPO) as a part of the Nebraska State Historical Society. The NeHBS is an ongoing statewide study designed to identify and evaluate properties within a selected area to determine whether they may be of historic, architectural, archeological, or cultural significance. This statewide survey, begun in 1974, is the foundation of local, state, and national preservation efforts. It provides basic information on Nebraska's historic places for use in identifying those worthy

of preservation. The program focuses on historic buildings but also includes districts, landscapes, structures, sites and objects. Surveys are conducted on a county by county basis, with subsequent efforts aimed at individual communities and neighborhoods or specific kinds of buildings representing important themes in state and local history. The NeSHPO serves as the central repository for the collected information and becomes the focal point for preservation planning decisions.

Starting with a limited survey of 125 sites, the NeHBS has now documented approximately 39,000 properties and completed preliminary fieldwork in over two-thirds of Nebraska's 93 counties. The latest effort of the NeSHPO to document historic resources is the completion of the Northern Nebraska Sandhills Historic Building Survey.



Northern Nebraska Sandhills Survey Area

Save America's Heritage was selected by the NeSHPO and engaged in a contractual agreement to conduct the Northern Nebraska Sandhills Historic Buildings Survey. The survey consisted of the completed preliminary fieldwork in nine northern Nebraska counties: Grant, Cherry, Hooker, Thomas, Keya Paha, Brown, Rock, Blaine and Loup. Initiated in September, 1988, the survey was completed in May, 1989. With the completion of the nine-county project, the Northern Nebraska Sandhills was the second region of the state to be completed under the NeSHPO's plan for preliminary statewide reconnaissance coverage by 1991-92.

The primary objective of the survey was to provide a preliminary characterization of the extant historic resources in the northern Nebraska Sandhills region. The effort to document properties contributing to the context of Nebraska's historic architecture produces information which serves not only as a resource in preservation management, but also expresses a genuine concern for the history of the Great Plains built environment.

In addition to this, the historic buildings survey of the northern Sandhills region has produced information which serves not only as a tool for local and state preservation planning but also contributes knowledge to the contextual overview of Nebraska's historic architecture. With each historic building survey performed by the NeSHPO, additional information is added to a larger pool of data which allows a greater understanding of the historic resources extant throughout the state.

Another primary objective of the survey was the identification of a definitive group of historic properties potentially eligible for the National

Register of Historic Places (NRHP). The Historic Buildings Survey of Brown County has accomplished this goal by identifying a total of 43 historic properties considered potentially eligible for the NRHP. In addition to the completion of these primary goals, several of the survey's secondary goals were also satisfied. These include the identification of specific building types or construction methods which either related or were unique to the historic built environment of Nebraska, and the expansion of knowledge regarding ethnic settlement and building technologies.

Levels of Effort

The Nebraska Historic Buildings Survey uses two different levels of effort when conducting surveys-- the reconnaissance and intensive levels. The northern Nebraska Sand Hills survey was performed as a reconnaissance level survey and later amended to include the intensive survey of four potentially significant sod houses in Thomas County.

Reconnaissance Surveys

The first survey to be conducted in an area is the reconnaissance, a preliminary "broad brush" coverage designed to gather basic information which will guide the planning of future preservation efforts. Photographs are made, each building is mapped, and distinctive features are noted. All materials are carefully cataloged for later reference. Preliminary research collected at this time forms the basis for future architectural and historical research.

Preservation Biases

It is Save America's Heritage belief that people, and the places in which they live, are the raw materials of history. A community, its inhabitants and its development through time are proper subjects for our contemplation, for it is through such studies that we gain a fuller comprehension of the present.

The public mention of a "historic building survey" often fails to produce a collective image or understanding. A strong social awareness towards preservation of our built environment does exist in the rehabilitation of aged urban districts for example, but the notion of recording historic structures as a preservation activity remains a generally obscure concept. Fortunately, this obscurity is due to a lack of awareness rather than a lack of genuine concern. Communicating the importance of this activity as a documentation of our Great Plains history cannot be stressed enough.

Furthermore, it is also the opinion of Save America's Heritage that such surveys are a necessary tool in the recording of Great Plains settlement. The numerical demise of Nebraska's rural architecture is directly linked to the decline of the rural-based population. In the year 1900, 76.3% of Nebraska's population was found in rural towns or on the farms. However, by 1980 the rural population has dropped nearly 40 percentage points to the current figure of 37.1% (see Table 1, p. 6).

TABLE 1. LOCATIONAL PERCENTAGE OF NEBRASKA POPULATION,
1900-1980.

Selected Years	Population	Urban Percentage	Rural
1900	1,066,300	23.7	76.3
1910	1,192,214	26.1	73.9
1920	1,296,372	31.3	68.7
1930	1,377,963	35.3	64.7
1940	1,315,834	39.1	60.9
1950	1,325,510	46.9	53.1
1960	1,411,921	54.3	45.7
1970	1,485,333	61.5	38.5
1980	1,569,825	62.9	37.1

Source: U.S. Bureau of the Census, Census of Population, 1980.

The affect on the historic built environment has been devastating. The number of houses now exceeds the demand and the older, perhaps less functional and aesthetic buildings are not re-inhabited. The buildings then deteriorate and are either dismantled or collapse. Consequently, there exists an increasing decline in the "pool" of historic building resources. Compounding the demise of these rural resources is the current decline of the agricultural economy. The prospect of farming as a profitable future for the next generation is now less and less desirable. This, in turn, contributes to the decreasing rural population and re-inhabitation of existing historic buildings.

The enumeration of social changes affecting historic resources can be lengthy and complex. It is clear, however, that the result of these changes coupled with the diminishing effects of time substantiate the need for historic building surveys. It is through such surveys that we not only record the built settlement of Nebraska, but reach a fuller understanding of our present world.

HISTORIC OVERVIEW

"...Heat, sand, lizards, and undulations that blended into a perfect similarity stretched endlessly before us..."

From Sandhill Sundays
by Mari Sandoz

Physical Description

Brown County lies in the north-central region of Nebraska. It is bordered on the north by the Niobrara River and Keya Paha County, to the west by Cherry County, to the south by Blaine and Loup Counties, and to the east by Rock County. Brown County is twenty-six miles wide and averages forty-six miles in length containing 1,214 square miles of territory.

Brown County is divided into three physiographic regions. The largest portion of the county is in the Sand Hills region. It is composed of sandy loam soil and is very hilly. There are numerous lakes and marshes to be found in the valleys. In the northeast corner of the county the land is classified into the Holt Table category, characterized by gently rolling plains. On the county's western border lies the Niobrara River Valley which is one of Nebraska's most naturally scenic and beautiful regions.

Brown County has an average annual rainfall of twenty-four inches per year. The Niobrara and Calamus Rivers are the two major waterways in the county. There are also many streams which contribute to the drainage of the area. The Niobrara River borders the county to the north and provides it with a wonderful natural resource and a supply of timber and wildlife. The Calamus River, which originates in the county's west-central region, flows in a

southeasterly direction into Loup county. There are some lakes and marshes to be found across the center of the county.

Original Inhabitants

The first people known to have roamed the area that includes the Sand Hills of Nebraska were those of the Folsom Culture. It existed between 15,000 to 10,000 years ago. Sites of the Folsom Culture people have been found at the head of the North Loup, Niobrara, Elkhorn, Platte and Republican Rivers in Nebraska. The Niobrara and North Loup Rivers are in the Sand Hills region of the state. The Yuma were the next people known to have inhabited the Sand Hills region. Yuma Culture overlapped the Folsom Culture and continued until around 5,000 years ago. The Old Signal Butte Culture came into existence about 5,000 years ago but these people were not known to have inhabited the Sand Hills region. Between 500 A.D. and 1,300 A.D. three Indian Cultures were found in the Sand Hills: the Sterns Creek, the Mira Creek and the Woodland Cultures. From 1,300 A.D. to 1,600 A.D. the Upper Republican Culture is found throughout the state. Sites in the Sand Hills include one on the Loup River and on some of the Cherry County Lakes. From 1,600 A.D. to 1,800 A.D. the Dismal River Culture was found in the Sand Hills, located near the Middle Loup, North Loup and the Dismal Rivers and in general is found in the west and southwest portions of the state. After 1,800 A.D. the Pawnee and Sioux tribes claimed the land of the Sand Hills as hunting grounds. The two tribes disputed various tracts between themselves. The Pawnee claimed the drainage area of the Loup River as their hunting grounds and camped near the mouth of the river. The Sioux claimed lands

east to the forks of the Platte and north to the mouth of the White River in South Dakota as their hunting grounds. Both tribes depended on the bison, which roamed the Sand Hills in vast numbers, as their primary source of food and raw material. Between 1854 and 1876 all the territories that the Sioux and the Pawnee claimed as their hunting ground had been acquired by the United States Government through a series of treaties. The final treaty of 1876 opened up the entire Sand Hills region to settlement.

Military Presence

While there were no military posts or forts established in Brown County, the early settlement of the county was nevertheless associated with the military's presence in the area. Numerous cattle ranching trails, such as the Sawyer Trail (1865), were established to bring cattle north from Texas. The Gordon Trail (1876) was established by a group of gold hunters on their way to the Black Hills of South Dakota. The Calamus Trail was established by the military to carry supplies and mail from Fort Hartsuff to Fort Calamus and it provided early access to the county. One of the early settlements in Brown County was a station on Long Pine Creek where the stage coach stopped twice weekly. The presence of the nearby forts was a reassurance to settlers not only against the Indians but also against the local horse rustlers such as the famous "Doc Middleton" who, after a stay in prison, moved to Brewster, Blaine County, Nebraska, married his ex-wife's sister and set up a saloon of some notoriety.

Settlement of Nebraska

The area that was to become the state of Nebraska became a United States possession through the Louisiana Purchase in 1803. The first American exploration of the territory commenced on March 14, 1804 with the Lewis and Clark Expedition. Prior to its opening as a territory for settlement, Nebraska was part of the vast area of land set aside for all Native Americans by an act of Congress in 1834. Through a series of conflicts and treaties between the United States and the various Native American tribes of the region, the United States government was able to acquire this area and open it to general settlement by the pioneers. Nebraska Territory was established in 1854 and 13 years later, in 1867, gained statehood. The settlement of Nebraska generally moved across the state from the southeast to the northwest following the routes of the wagon trails, rivers and, later, the railroads. The development of the railroad was essential to the opening up of Nebraska lands to the tide of settlers.

From its initiation in 1854 until 1862, settlement in Nebraska Territory was generally done under the provisions of the Pre-Emption Act of 1841. This act allowed a settler to file for up to 160 acres for a fixed price, generally \$1.25 to \$2.50 per acre. Under this act, settlement was limited to the southeast portions of the state; Brown County, like other Sand Hills counties, was not affected by this act.

The Homestead Act of 1862, which became effective January 1, 1863, allowed a settler to acquire between 40 to 160 acres without paying the standard fee

per acre to the federal government. This act did provide that the homesteader remain on the land for five years and meet a specified minimum level of improvements. It was under this act that the first settlement of the Sand Hills occurred. In Brown County the first homestead was filed in 1878. The homesteader was often faced with the problem of competition for land with the free-range ranchers who had been developing their enterprises without impediment for the past decade. Various areas experienced rather marked disputes between ranchers and homesteaders.

In 1903 Moses P. Kinkaid, then Nebraska Congressman, introduced an act to Congress that would allow the homesteader to file for up to 640 acres of land as opposed to the usual 160 acres. This act specifically applied to the Sand Hills region of Nebraska; also, it recognized that the Sand Hills region did not lend itself to 160 acre farms or to the style of farming developed in other areas of Nebraska. The arid Sand Hills required that a greater land area be utilized to provide the means for successful agricultural and/or ranching endeavors. The act proved to be a boon to the Sand Hills region bringing in its largest group of settlers to date. Various acts followed the Kinkaid Act which, combined with tolerable weather and good luck, brought about the permanent settlement and development of the Sand Hills Region and Brown County.

The Kinkaid Act was one of the most important elements in the settlement of the Sand Hills region. From 1904 to 1920, the Kinkaid Act resulted in the peak population of the Sand Hills.

Due to the importance of the Homestead and Kinkaid Acts to the northern Sand Hills region, Save America's Heritage has included a more

detailed analysis of their impact in the Important Themes section found in subsequent articles of this report.

The period between 1900 and 1930 was a prosperous one for the Sand Hills and the state in general. Improvements were made in transportation, education, agricultural and government. Populations across the state peaked throughout this period with the exception of the eastern counties and those with major communities.

The decade of the Great Depression, the 1930's, was hard on the Sand Hills counties as well as for the state. Many of the "Kinkaiders" left the area at this time. While this was an opportunity for the ranchers to acquire more land, overall economic conditions were rough. The population in the Sand Hills was in steady decline from the 1930's until the 1960's when it stabilized.

County History

Brown County was originally established on February 8, 1883 and included the present day Brown, Rock, and Keya Paha Counties and a small portion of Holt County. Prior to this date the area had been first within Sioux County and later Holt County. In 1884, Keya Paha was made into a separate county and in 1888, Rock County was formed leaving Brown County at its present size. Bridges over the Niobrara River and the Long Pine, Blum and Bone Creeks were constructed early in the county's development to facilitate travel and transportation of goods.

The construction of the railroad into Brown County was a major factor in the settlement of the area and the three major towns in the county are located

along the railroad line. The Sioux City and Pacific Railroad reached the county in 1881 and by 1882 the line had been completed through the county. The advent of the railroad line through the county guaranteed a steady flow of goods and people and also provided an affordable way to export any agricultural products the county produced.

The earliest settlers in the Brown County area were the cattle ranchers who brought their Texas Longhorn Cattle up the Chisholm Trail into the area for winter ranging. These early cattlemen did not take out claims as the land was still technically Indian Territory. They generally set up shelters in the canyon areas along the creeks and rivers of the county which provided timber and wildlife for the winter. Large ranches were established in the county and it was not until the hard winter of 1880-81 that the ranchers left the area. At this time the county was finally truly open to the average settler.

A slow trickle of settlers had begun to arrive in the county in the last years of the 1870's and by the early 1880's settlement was in full swing. The early settlers, following the example of the cattlemen, established themselves along rivers and creeks throughout the county and constructed both sod and log dwellings. The 1880's proved to be a decade of growth for the county with over 4,000 persons entering the county during this time (Nebraska Blue Book, 1987 p. 799). The three major communities of Brown County, Ainsworth, Long Pine and Johnstown, were established during this decade as well. The 1890's proved the opposite for the county with harsh drought conditions adversely affecting the economy and population of the county. From 1890 to 1900, the population of the county dropped from 4,359 persons to 3,470 persons. Many settlers,

discouraged with the economic and climatic conditions returned east or moved further west in search of better lands.

The passage of the Kinkaid Act in 1904 was an essential factor in the settlement of Brown County. The effect of this Act is evidenced by the near doubling of the county's population from 1900 to 1910, rising from 3,470 persons to 6,083 persons, respectively. In the early 1900's, Brown County developed into an area dotted with numerous small ranches containing not only range cattle but possibly raising wheat and dairy cattle as well. As with other northern Sand Hills counties, Brown County experienced the beginning of a permanent decline in population during the Depression of the 1930's. Farms and ranches have become increasingly larger since 1940 and therefore support a smaller population than that of the period of Development and Growth (1890-1920). From the 1960's to the present, the population of Brown County has remained steady with approximately 4,200 persons.

Brown County Towns

Ainsworth, the county seat, is located in the north-central portion of the county. The first building in Ainsworth was a log cabin built in 1880 by Mrs. Nannie (Annie) Osborne who held a claim there. She later donated land for the county court house and for two churches. The railroad arrived in Ainsworth in 1882 and a depot was located there. The town was incorporated on December 2, 1883. In 1879, a post office had been established at Bone Creek and in 1882 it was moved to Ainsworth. In 1887 construction of a brick court house began and was completed one year later in 1889. The court house cost nearly \$10,000

with \$1,000 for fixtures and furnishings, a substantial amount for the time. In 1889 the structure was damaged by lightning and minor repairs were made. The court house was destroyed by fire on Easter morning of 1956. Although the first court house had been built in 1887, it was not until 1929 that a separate brick jail and sheriff residence were built near the court house. In 1936 Elizabeth Sellors Deer gave the city the Sellors Pioneer Memorial Cabin constructed of local timber which was placed in the court house park. Ainsworth continues to be a thriving courthouse town. Its 1980 population was 2,256 people, nearly half of the county's total population.

A post office was established at Long Pine in 1882 and the settlement was incorporated in 1884. Long Pine's history has been closely associated with the whims of the climate and economic conditions; and its population followed the pattern ordained by such circumstances. In 1890, nearly 10 years after the community was founded, Long Pine had a population of 562 persons. In 1882 an article in the Omaha Daily Republican (January 5, 1882) described Long Pine as a prosperous little town with two dry goods and grocery stores, one large hotel, three or four restaurants, one livery stable, one lumber yard, a coal shed and the prospect for more railroad related structures.

Long Pine encountered its first slump in the 1890's during a period when tough economic conditions existed throughout the Sand Hills. The county reached its zenith in 1920 with a population of 1,200 people, but by 1980 this population had dwindled to 521 people. In 1910 a resort known as Nebraska Hidden Paradise was built near Long Pine. At one time the resort had a plunge, water wheel, 65 cottages, a heated pool, a dance pavilion, taxi service, trail

rides, and a concession stand. The resort changed hands repeatedly from 1920 on and in the 1960's and 1970's private homes were being built in the area and a supper club was built. By the end of the 1930's Long Pine had suffered greatly from the effects of the drought, the Depression and the loss of the railroad. Though the Long Pine community is still active today, it is not the thriving Town it once was.

Johnstown's post office was established May 13, 1881 and the railroad reached the community in 1882, thus insuring its survival. The small community developed steadily after the passage of the Kinkaid Act in 1904, although it never became the major community in the county. Johnstown has primarily been a small community with a peak population in 1920 of 280 people. During the same year a fire destroyed all the structures on the west side of Johnstown's main street, a catastrophe from which the community never fully recovered. While the community was never incorporated it did have its own school, built in 1913 and closed in 1944. A new brick, one-story school was built in 1960. By 1976 only the school, a church, a filling station and a bar remained. The communities' population in 1980 was 78 people.

Ethnic Groups and Population Trends

The ethnic diversity of the Sand Hills counties is not as statistically significant as is the ethnic diversity of other counties settled at an earlier date. Many of the settlers who came to the Sand Hills were first-generation Americans who came from all over the country, with the majority coming from such midwestern states as Minnesota and Kansas. Unlike many other Nebraska

counties, there were no specific ethnic settlements in Brown County such as the predominantly Irish community of O'Neill in nearby Holt County.

The population of Brown County in 1980 is very similar to that of 1890 with 4,337 and 4,359 residents, respectively. Germans and Austrians made up the largest portion of the foreign-born population in the county. There were 189 listed in 1890, 136 in 1900, 223 in 1910, 149 in 1920, 102 in 1930, 78 in 1940 and 53 in 1950. The nature of the ethnic profile provided by Wheeler in An Almanac of Ethnic and Racial Groups (1975), does not distinguish between recent and long term immigrants and it is impossible to gather, without an extensive study of the censuses, how many individuals entered the county throughout the years.

The 1940 census represents the year the county had the most residents with an overall population of 5,962 people; of them 106 were of foreign birth. Between the years 1890 and 1950, there were 355 people whose birth place was listed as the British Isles, 348 people from Scandinavia and Holland and 216 people from Canada.

Agriculture and Ranching

The earliest form of enterprise in Brown County was cattle ranching, begun by Texas cattlemen who brought their herds into the area in the 1870's. Brown County is divided into two main agricultural regions, the Sand Hills Range Livestock Production region (NeSHPO code 08.08) and the Lower Niobrara Livestock, Wild Hay and Cash Grain Production region (NeSHPO code 08.03). The

Sand Hills region covers the southern section of the county and the Niobrara region covers the northern section of the county.

Following the passage of the Kinkaid Act in 1904, many settlers arrived in the county bringing about the end of the large ranch days in Brown County. These settlers established prosperous cattle ranches with a small portion of land under cultivation. The northern region of the county produced wild hay in abundance and some grains were also grown. Unlike other Sand Hills counties, ranches in Brown County have remained small as the environment is better suited to a combination of livestock production and crop development. Today Brown County remains heavily dependent on agriculture for its economic stability.

Final Comments

The development of Brown County has primarily depended on its agricultural enterprises. The communities in the county have grown as the rural populations move into the towns, and ranches and farms have consolidated. Unlike other Sand Hills counties, Brown County has less dependence on livestock production since the northern section of the county is suitable for some crop development. The communities of Brown County, especially Ainsworth, provide a rich social network for the county's residents who have profited from a stable and productive economy.

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GENERAL SUMMARY OF SURVEY RESULTS

Introduction

The objectives associated with the Brown County Historic Buildings Survey were to provide a preliminary characterization of the historic resources extant within the county and to produce information which will serve as a reference in the preservation management of these resources. A post-survey evaluation of these goals reveals that the Brown County Historic Buildings Survey has successfully satisfied these preliminary objectives. The satisfaction of these goals can be expressed in two quantifiable terms: numerical and geographic. Each street of the three extant Brown County communities and nearly every rural road was surveyed using reconnaissance survey methods. The numbers produced by the survey are indicative of the comprehensive nature with which the survey was performed. A total of 708 contributing buildings, structures, objects and sites were documented on 335 individual properties. The survey canvassed approximately 179,200 acres (280 square miles) and identified 42 properties potentially eligible for listing in the National Register of Historic Places.

Numerical Summary of Brown County Reconnaissance Survey

BROWN COUNTY	TOTAL PROPERTIES	CONTRIBUTING BUILDINGS	CONTRIBUTING SITES	CONTRIBUTING STRUCTURES	CONTRIBUTING OBJECTS
BW00: Rural	65 (7)	205 (7)	0	1	42
BW01: Ainsworth	179 (11)	286 (11)	0	0	5
BW02: Johnstown	12	31	0	0	2
BW04: Long Pine	79 (7)	150 (7)	1	0	10
TOTALS	335 (25)	672 (25)	1	1	59

Approximated Area of Survey Coverage: 280 square miles (179,200 acres)

Numbers in parenthesis indicate previously surveyed properties

The Historic Buildings Survey of Brown County has produced a diverse collection of historic resources. This diversity is expressed in the broad range of Historic Contexts and Associated Property Types (NeSHPO Historic Contexts in Nebraska: 1989) represented in the database of the surveyed properties. The list of Historic Contexts recorded by the reconnaissance level survey consists of;

Religion

- 02.05. Congregationalism
- 02.10. Baptists
- 02.99. Other Protestant Faiths

Government

- 04.02. Local Government

Association

- 05.02.05. Service Associations: Masons
- 05.02.07. Service Associations: Rotary Club

Education

- 06.01.01. Rural Education
- 06.01.02. Elementary Education

Diversion

- 07.03. Fairs and Expositions
- 07.05. Travel and Tourism
- 07.07. Entertainment

Agriculture

- 08.03. Lower Niobrara Livestock, Wild Hay and Cash Grain Production

Commerce

12.02.03. Retail Commerce in the Lower Niobrara Region

Transportation

13.02. Roads

13.03. Rail Transportation

Communication

14.04. Telephone Communications

Services

15.01. Public Utilities

15.04. Professional Services

15.05.03. The Age of Main Street Banking: The Dual System in
Nebraska (1889-1920).

Settlement

16.01. Land Ownership

Preliminary Inventory of the Brown County Historic Buildings Survey

A Topical Discussion and Preliminary Inventory of Brown County Historic Properties

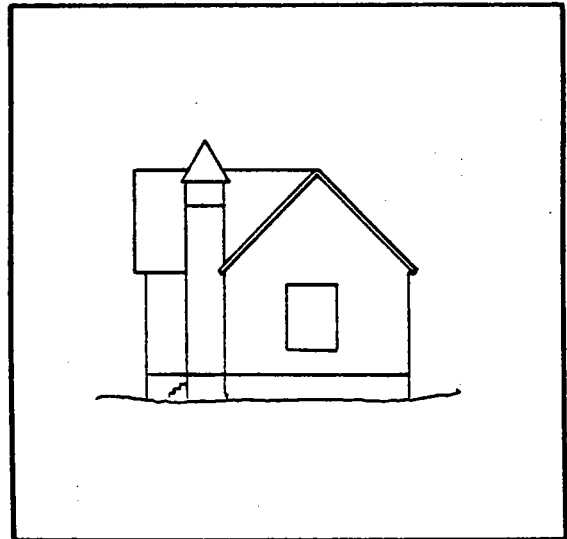
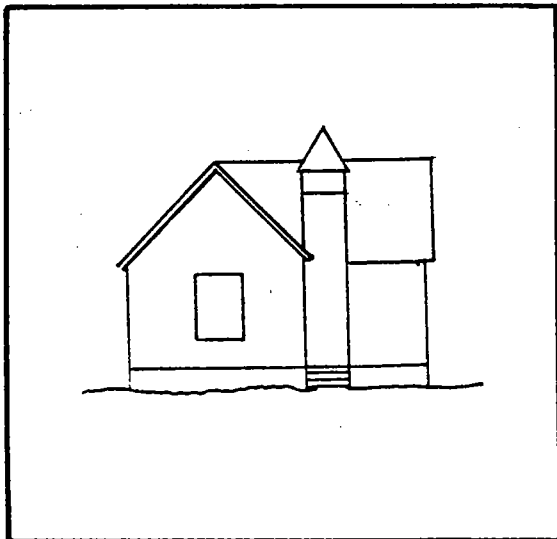
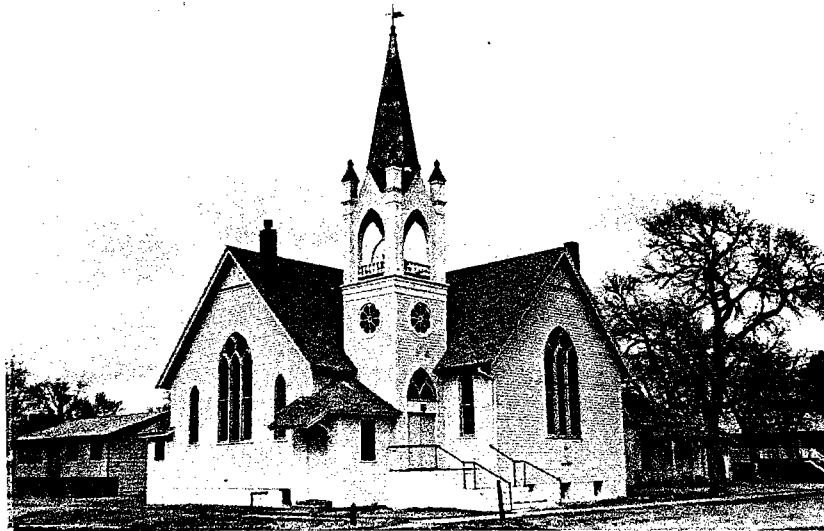
The following discussion consists of a topical summary and Preliminary Inventory of the historic properties documented during the Brown County Historic Buildings Survey. This discussion is arranged according to the Topical Listing of Historic Contexts authored by the Nebraska State Historic Preservation Office (NeSHPO, 1989). It includes discussion only of those properties potentially eligible for the National Register of Historic Places (NRHP) or those that contribute to the historic character of Brown County. Included at the end of each summary is an illustrated inventory of properties which appear potentially eligible for National Register listing in reference to the Historic Context being discussed. Then, located at the end of the Preliminary Inventory, is a listing of properties which also contribute to the historic character of Brown County but are of second priority with respect to National Register listing. These properties have been labeled "Second Priority Properties" and are included in the Inventory for purposes of defining those buildings that may lack the significance or integrity for NRHP listing but which help define the character of the historic built environment of Brown County.

Historic Context: Religion (02)

The contextual topic of Religion encompasses any cultural manifestation relative to the faithful devotion of an acknowledged deity. This includes any social entity relating to sacred organizations and rituals or considered a sacred place. In terms of historic buildings and structures, this includes churches, parsonage-rectories, cemeteries, fellowship halls, and schools.

In Brown County, six properties relating to the context of Religion were recorded by the reconnaissance level survey. Four of the six properties associated with the context of Religion have been determined potentially eligible to the National Register. These properties range in date from the Pleasant Valley Missionary Baptist Church built in 1907 to the Faith Baptist Church built circa 1923. This time period reflects the Development and Growth period of 1890-1920. This period is characterized by a redistribution trend that resulted in more people moving to the cities. The Eighmy Memorial Church (BW04-037) and the First Congregational Church (BW04-059) both located in Long Pine testify to this redistribution.

Brown County contains only three towns--Ainsworth being the largest with a population of 2,256. Consequently, the reconnaissance properties associated with the context of Religion for Brown County tend to be small in scale. The four potentially eligible properties consist of three frame buildings with clapboard siding and one of frame with stucco sheathing. All retain a high degree of historic integrity and continue to serve the spiritual needs of the citizens of Brown County.



NeHBS NUMBER: BW04-037

DATE: 1908

RESOURCE NAME: The Melvin W. Eighmy Memorial Church & Parsonage

HISTORIC CONTEXT: Religion: (02)

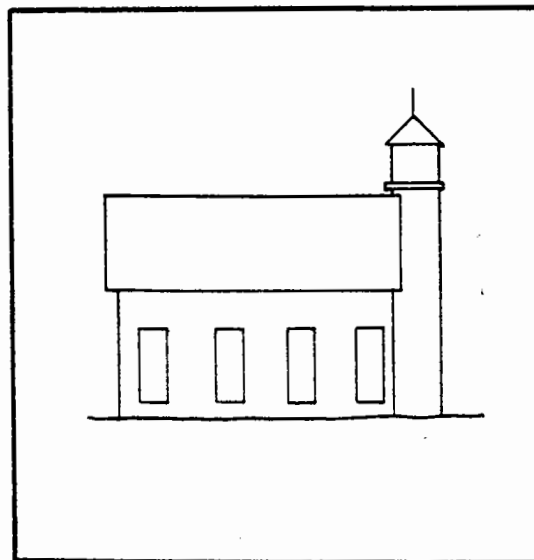
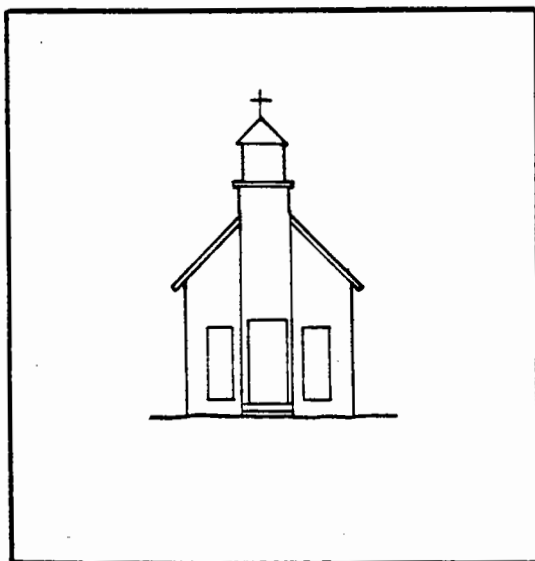
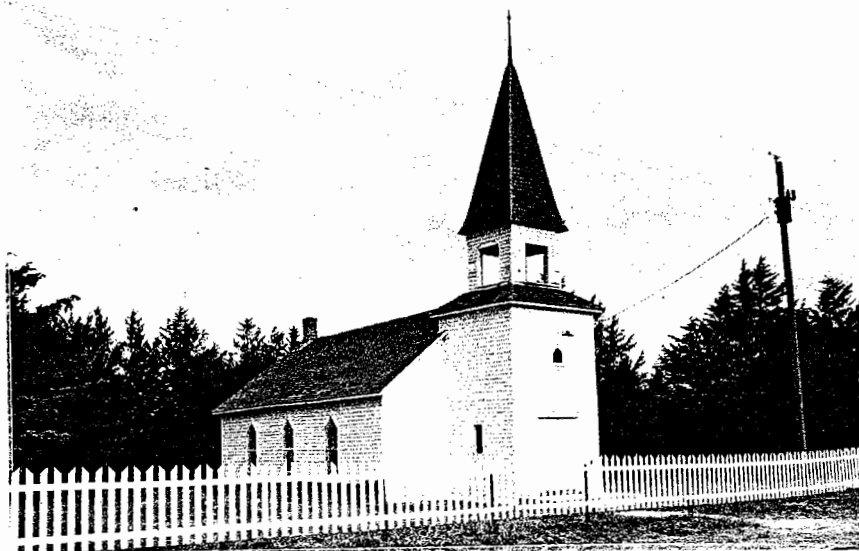
PROPERTY TYPE: Church (02.1.4), Parsonage (02.4.3)

LOCATION: 154 W. 6th, Long Pine

TOTAL CONTRIBUTING BUILDINGS: 2 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 0

The Melvin W. Eighmy Church and parsonage are included in the Preliminary Inventory as well-preserved examples of the early twentieth-century expansion of religious worship in Long Pine.



NeHBS NUMBER: BW00-062

DATE: 1907

RESOURCE NAME: Pleasant Valley (Cuba) Missionary Baptist Church

HISTORIC CONTEXT: Religion: (02)

PROPERTY TYPE: Church (02.1.4)

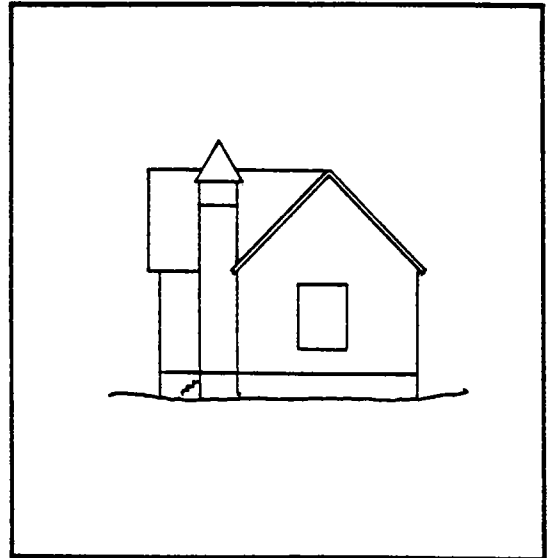
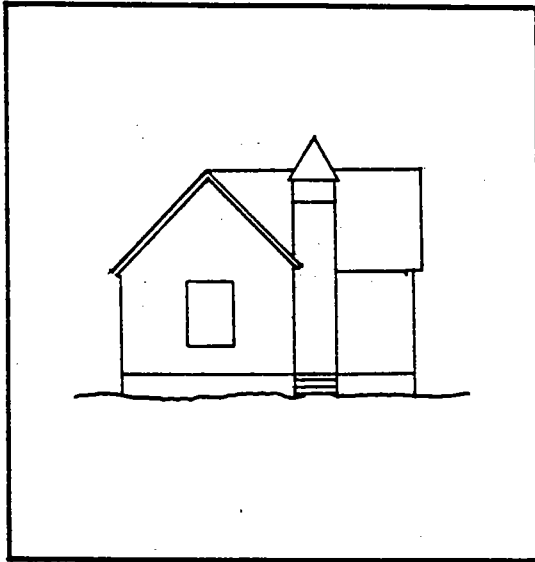
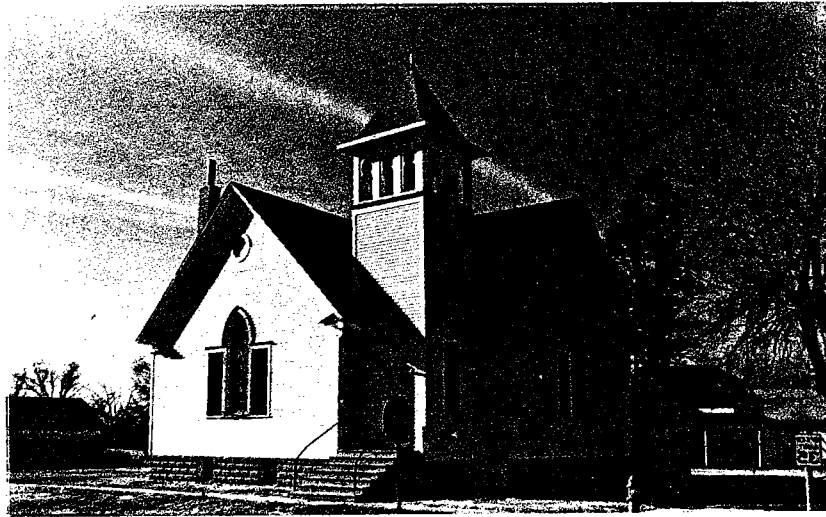
LOCATION: SE 1/4, SE 1/4, Sec. 29, T. 32 N., R. 20 W., USGS: Bassett NW.

TOTAL CONTRIBUTING BUILDINGS: 2 **STRUCTURES:** 0

SITES: 0

OBJECTS: 0

Well-preserved frame church building potentially significant for its role as the focal point of early twentieth-century religious worship in the Niobrara River Valley of northeast Brown County.



NeHBS NUMBER: BW04-059

DATE: 1911

RESOURCE NAME: First Congregational Church & Parsonage

HISTORIC CONTEXT: Religion: (02.05.01)

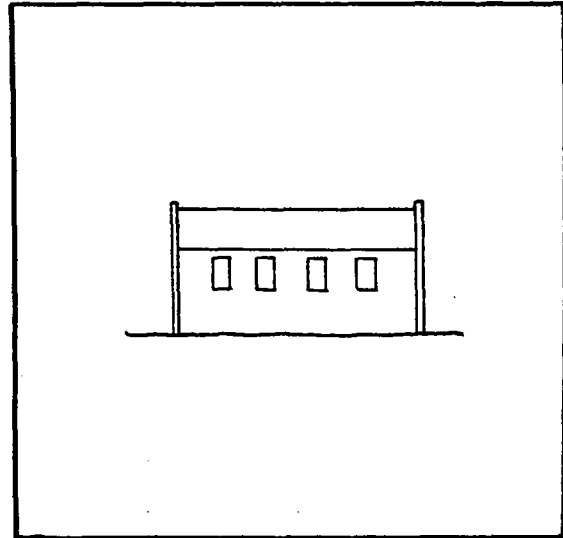
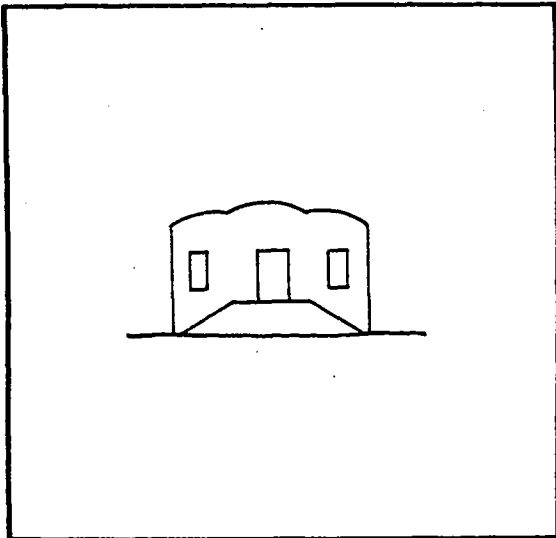
PROPERTY TYPE: Church (02.1.4), Parsonage (02.4.3)

LOCATION: NEC 6th & Main, Long Pine

TOTAL CONTRIBUTING BUILDINGS: 3 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 0

Identified as a potentially significant representative of the early twentieth-century post-settlement expansion of religious worship in Long Pine.



NeHBS NUMBER: BW01-083

DATE: c.1929

RESOURCE NAME: Faith Baptist Church

HISTORIC CONTEXT: Religion: (02.10.01)

PROPERTY TYPE: Church (02.1.4), Parsonage (02.4.3)

LOCATION: NWC S.Woodward & W.Dawes, Ainsworth.

TOTAL CONTRIBUTING BUILDINGS: 3 **STRUCTURES:** 0

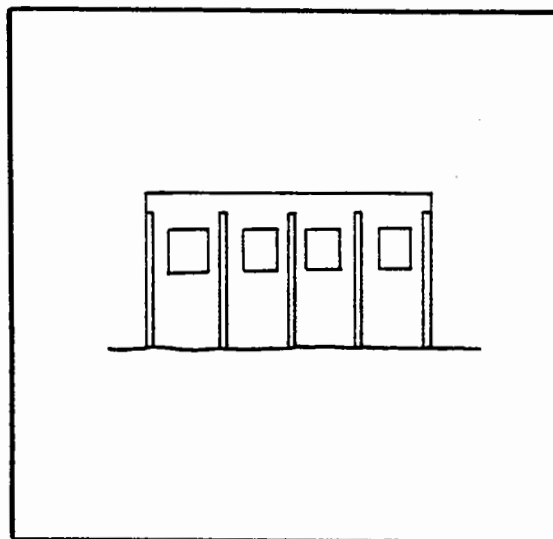
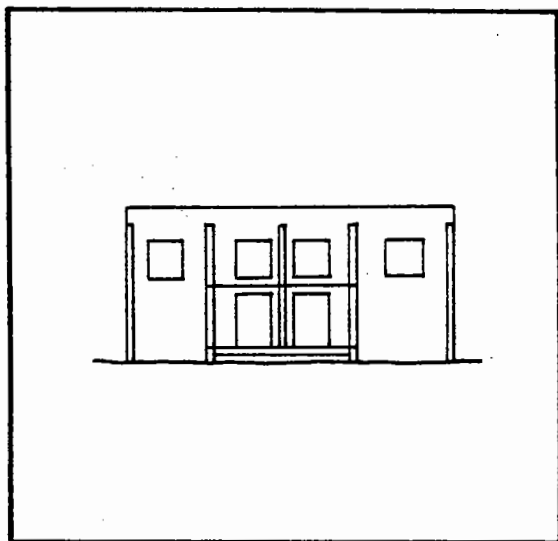
SITES: 0 **OBJECTS:** 0

One-story stucco church building with false front motif on main facade. Included in the Preliminary Inventory for association with post-settlement religious worship in Ainsworth and for portrayal of the Sand Hills "western" design aesthetic.

Historic Context: Government (04)

The contextual topic of Government encompasses the art or science of established government as well as competition between interest groups for leadership of local, state, or national government. Historic buildings which may relate to this topic include most government-related structures necessary to the political operation of communities. Common examples include such institutions as post offices, courthouses, community halls, and fire stations.

Only one property was recorded by the reconnaissance survey that is associated with the context of Government in Brown County--Ainsworth City Hall (BW01-173). This property consists of a two story with raised basement brick and stone building. Date of construction is circa 1938 and reflects the influence of modernism. BW01-173 can be classified under the subtopic of Local Government (04.02) and is associated with the property type of City Halls (04.1.5.1). Ainsworth's city hall has provided a center for government activities for over fifty years and functions today as both a center for political forum and as a symbol of the city's history.



NeHBS NUMBER: BW01-173

DATE: c.1938

RESOURCE NAME: Ainsworth City Hall

HISTORIC CONTEXT: Government: (04.02)

PROPERTY TYPE: City Hall (04.1.5.1)

LOCATION: NS 3rd St. between Main & Walnut, Ainsworth.

TOTAL CONTRIBUTING BUILDINGS: 1 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 0

Identified by the survey as a well-preserved and potentially significant representative of community based government. Additional significance possible through unconfirmed association with W.P.A. building program.

Historic Context: Association (05)

The contextual theme of association refers to the institutionally patterned interaction among people. Association covers a large group of these institutionalized affiliations including, among others; fraternal, service, special interest, trade, political, humanitarian, religious, educational, social, and business organizations.

The Brown County Historic Buildings Survey recorded two properties related to the historic context of Association. These two properties consist of the International Order of Odd Fellows Fraternal Hall #130 located in Ainsworth (BW01-169) and the Masonic Hall and Commercial Building in Long Pine BW04-053).

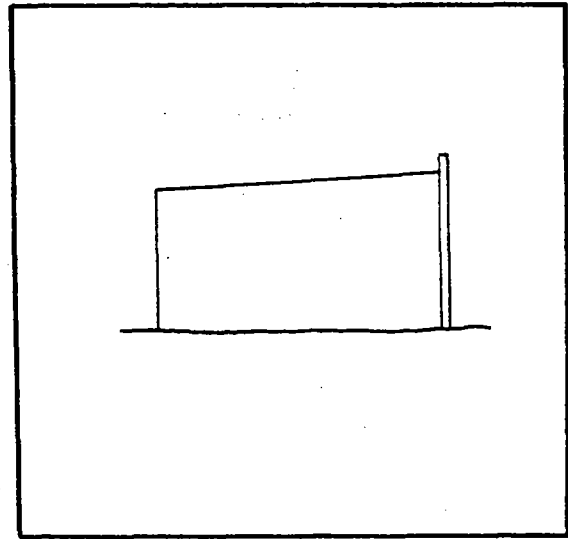
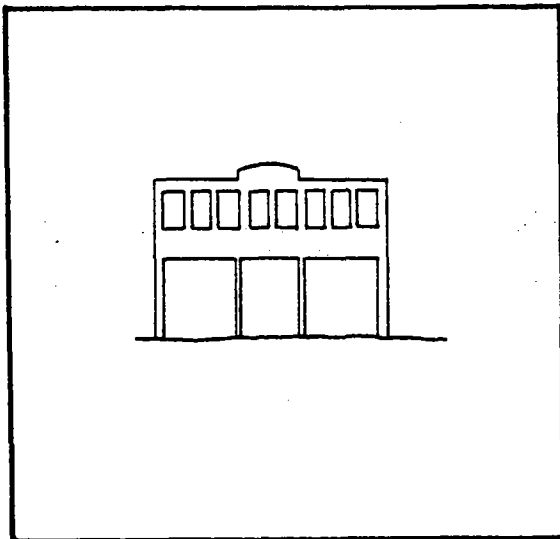
The identification of association buildings was often difficult. The organizations of smaller communities did not always build a separate structure used solely for their purposes. Instead, they often rented the upper second floor story of an existing "Main Street" commercial building. An example of this is seen in the Masonic Hall of Long Pine. The first floor of this double-wide building was used for retail commerce activities while the second floor of the structure housed the office and meeting spaces of the Masonic association.

Association buildings are often only identifiable in larger communities where greater membership and financial resources allowed the construction of separate structures used specifically by the association group. In addition,

the continued existence of organizations has usually dictated the updating or "remodeling" of historically-built association buildings.

Of the two Association properties recorded by the survey, only the Masonic Hall has been determined potentially eligible for National Register listing.

Illustration and statement of significance for this property follows.



NeHBS NUMBER: BW04-053

DATE: c.1915

RESOURCE NAME: Masonic Hall & Commercial Building

HISTORIC CONTEXT: Association: (05.02.01), Commerce: (12)

PROPERTY TYPE: Hall Combination Building (05.1.2)

LOCATION: ES Main St. between 3rd & 4th, Long Pine

TOTAL CONTRIBUTING BUILDINGS: 1 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 0

Two-story brick building considered potentially significant for its relation to the service-oriented Masonic Association and as a primary contributor to the early twentieth-century central business district of Long Pine.

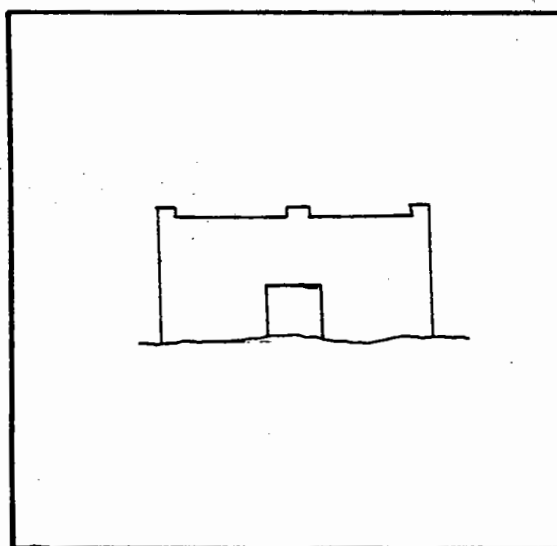
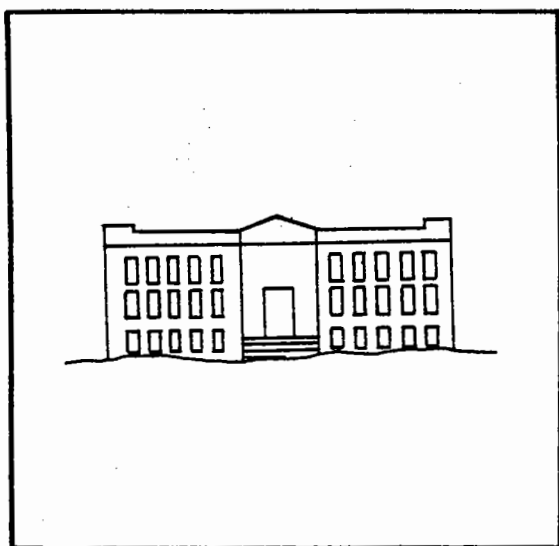
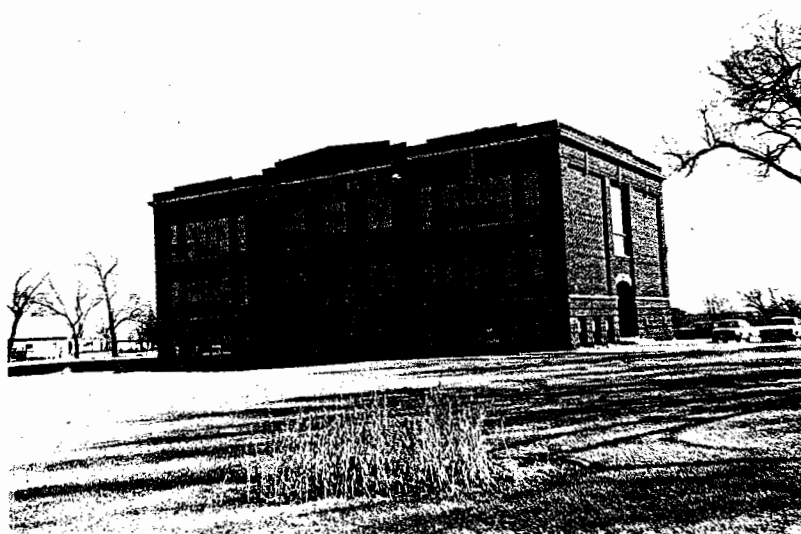
Historic Context: Education (06)

The contextual topic of Education encompasses any act or process which imparts or aids in the acquisition of knowledge. This title is self-explanatory with primary emphasis focused upon the components of schooling and enrichment. Historic buildings which fit this context include schools, libraries and museums. Considerations include formal apprenticeship and enculturation; primary, elementary, junior, and senior high schools, colleges and universities; vocational, adult, continuing, specialty and professional.

The Brown County Historic Buildings Survey recorded a total of thirteen education properties with three of these judged potentially eligible for National Register listing. All of the thirteen properties relate to the sub-context of early education which includes elementary and secondary education. Consistent with the pattern established by previous historic buildings survey projects in Nebraska, the school buildings recorded in Brown County fit into one of two distinct form types. The first type is a simple unadorned hall-type building usually constructed of frame materials and containing a rectangular one-room plan. The survivors of this type were found predominantly in the rural environs and appear to have been constructed between the years of 1880 and 1910. They are usually one-story in height with a narrow-end entry and were protected by a gable or hip roof placed in longitudinal orientation.

The second predominant form type found in the previous Nebraska Historic

Buildings Survey projects conducted by Save America's Heritage is the "modern" school building type which consists generally of larger scale masonry buildings confined primarily to community-based locations. These building types appear to have been built between the years of 1910 and 1930 and usually consist of a raised basement two-story masonry structure occupying the grounds of a single town block. An interesting observation lies in the fact that 12 of the of the 13 education related properties recorded in Brown County are located in the rural environs. Of these twelve, nine can be classified under the property type "hall-type" (06.3.1:1). Town institutions had alterations which contributed to their lack of historic integrity. This usually was in the form of altered windows and, more critically, in non-contributing additions. Town-based schools are unique in that the historic building constructed for early twentieth-century education is still required to accommodate present day demands. The nature of the frame hall-type school tended to represent more temporary needs. The cost of such structures were minimal compared to the modern community-based educational buildings. Of the 13 documented properties, nine are abandoned and testify to the transient nature of rural educational institutions.



NeHBS NUMBER: BW04-068

DATE: 1919

RESOURCE NAME: Long Pine Public School

HISTORIC CONTEXT: Education: (06.01)

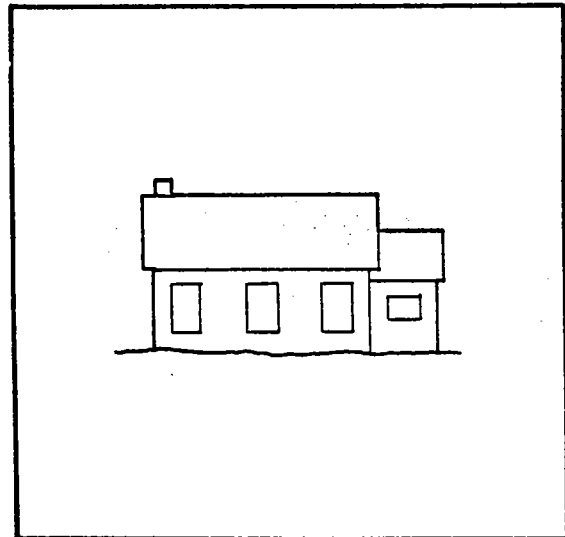
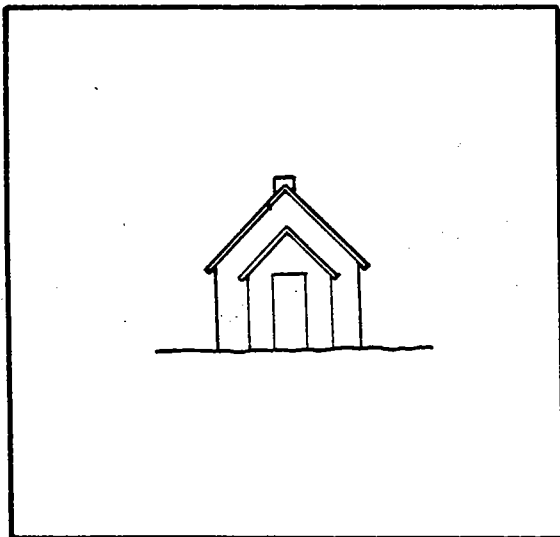
PROPERTY TYPE: Public School (06.3)

LOCATION: NS 4th St. between Pine & Oak, Long Pine

TOTAL CONTRIBUTING BUILDINGS: 1 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 0

Identified by the survey as a potentially significant representative of the post-settlement advancement in public education facilities and as a well-preserved example of the "modern" masonry type school building.



NeHBS NUMBER: BW00-041

DATE: c.1900

COMMON NAME: School (Abandoned)

HISTORIC CONTEXT: Education: (06.01.01)

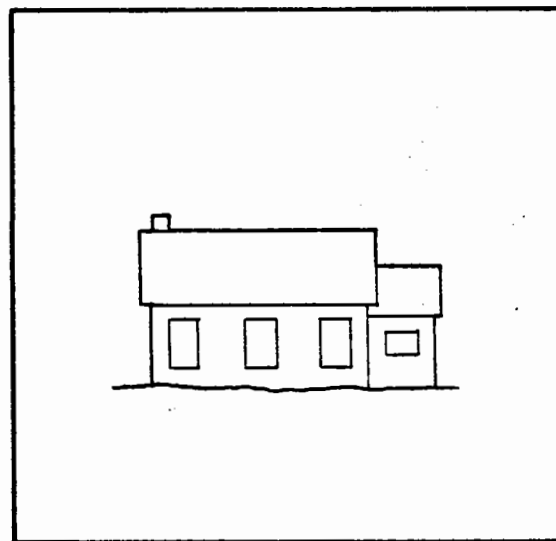
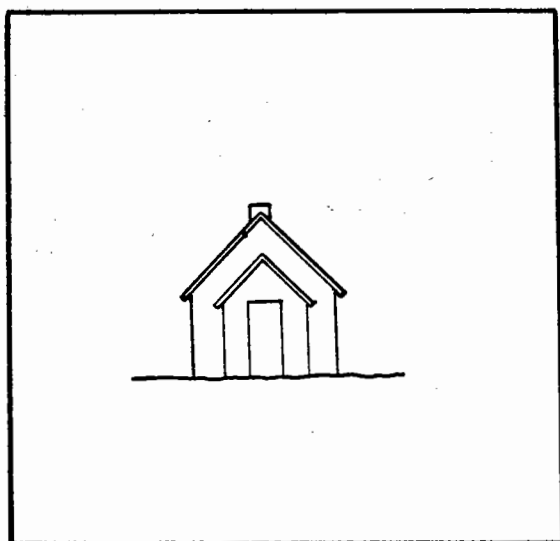
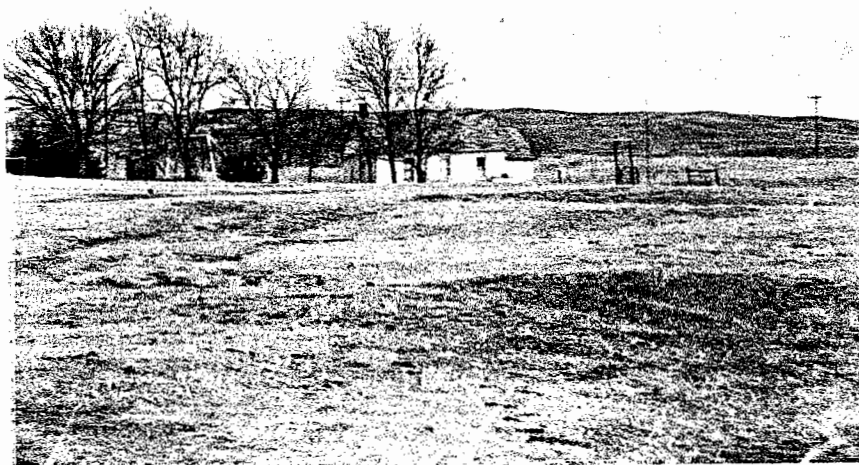
PROPERTY TYPE: Rural Hall Type School (06.3.1:1)

LOCATION: SW 1/4, SE 1/4, Sec. 29, T. 29 N., R. 21 W., USGS: Hofeld Lake.

TOTAL CONTRIBUTING BUILDINGS: 1 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 0

One-story frame hall-type schoolhouse important for its contribution to rural public education during the early permanent settlement of central Brown County.



NeHBS NUMBER: BW00-047

DATE: c.1900

COMMON NAME: School (Abandoned)

HISTORIC CONTEXT: Education: (06.01.01)

PROPERTY TYPE: Rural School (06.3.1)

LOCATION: NE 1/4, NW 1/4, Sec. 8, T. 26 N., R. 23 W., USGS: Koshopah NE

TOTAL CONTRIBUTING BUILDINGS: 2 **STRUCTURES:** 0

SITES: 0

OBJECTS: 0

One-story stucco schoolhouse included in the Preliminary Inventory for its association with rural public education in southwest Brown County.

HISTORICAL CONTEXT: Diversion (07)

The context of diversion encompasses any activity which relaxes and amuses. Considerations include recreation and entertainment; sport and travel; participating and spectating. A broad range of properties fall under this context from cultural centers and theatres to nightclubs and houses of ill-repute.

The reconnaissance survey of Brown County reported a total of four properties associated with the context of Diversion; The Pines (BW04-079), Hidden Paradise (BW00-061), Royal Theatre (BW01-167), and The Brown County Fair Grounds (BW02-007). Of these, The Pines, Hidden Paradise and the Royal Theatre were judged potentially eligible to the National Register and are included in the Preliminary Inventory. The Pines and Hidden Paradise are considered unique Diversion related properties for this region and are discussed in the Recommendations for Future Work found on page 122. The third potentially eligible property--The Royal Theater (BW01-167)--consists of a small brick movie house located on Ainsworth's main commercial street. Built circa 1929, the Royal Theatre reflects twentieth-century technology and testifies to the cultural changes associated with diversionary activities.



NeHBS NUMBER: BW00-061

DATE: c.1910

COMMON NAME: Hidden Paradise Resort

HISTORIC CONTEXT: Diversion: (07.07)

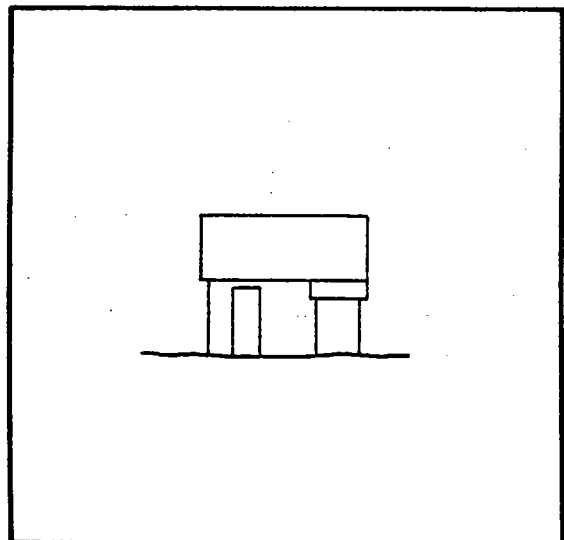
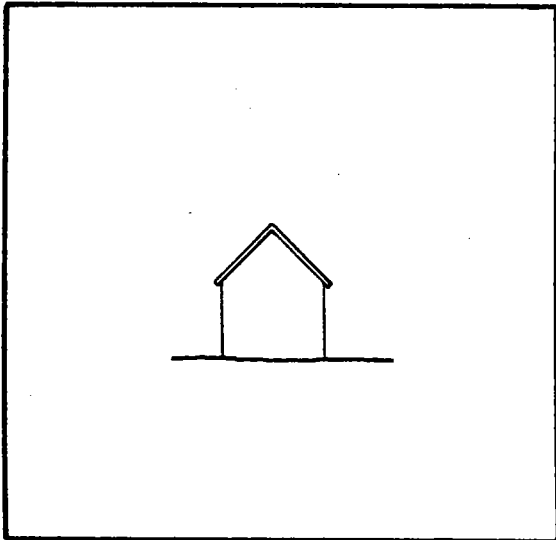
PROPERTY TYPE: Cabins (07.6.2)

LOCATION: Southwest of Long Pine, See USGS: Long Pine

TOTAL CONTRIBUTING BUILDINGS: 1 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 0

One of several contributing properties in the Hidden Paradise Resort area which has been included in the Future Recommendations as a potentially significant Diversion related Historic District.



NeHBS NUMBER: BW04-079

DATES: c.1930

RESOURCE NAME: The Pines Resort

HISTORIC CONTEXT: Diversion: (07.05)

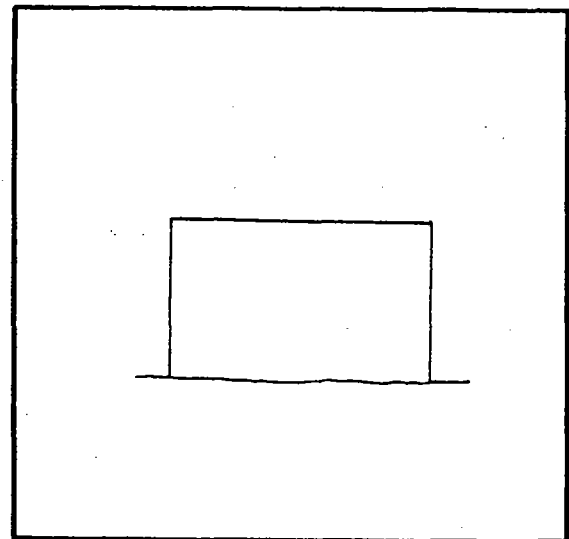
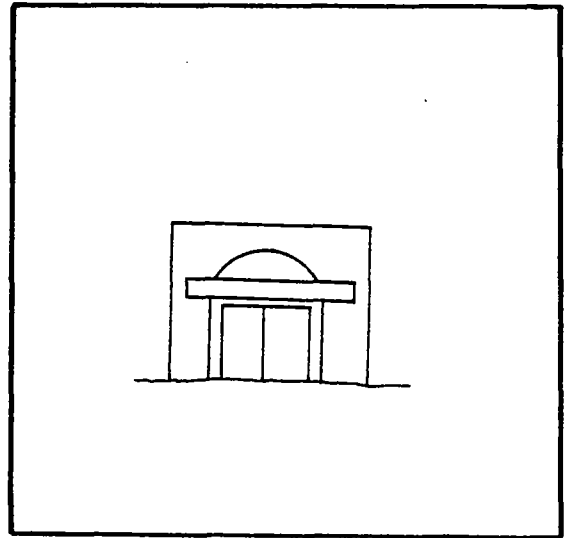
PROPERTY TYPE: Cabins (07.6.2)

LOCATION: See Plat Map

TOTAL CONTRIBUTING BUILDINGS: 19 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 0

Identified by the survey as a potentially significant collection of Diversion related buildings located adjacent to Long Pine Creek. Includes twelve circa 1930 frame cabins, four frame privies, two chicken sheds, and a frame house/office building.



NeHBS NUMBER: BW01-167

DATE: c.1929

RESOURCE NAME: Royal Theatre

HISTORIC CONTEXT: Diversion: (07.07)

PROPERTY TYPE: Movie Theater (07.1.5)

LOCATION: SWC 2nd & Walnut, Ainsworth

TOTAL CONTRIBUTING BUILDINGS: 1

STRUCTURES: 0

SITES: 0

OBJECTS: 0

One-story brick and stone theatre building included in the Preliminary Inventory for its representation of a social entertainment popularized during the period of Spurious Economic Growth (1920-1929) and as a locally rare property type.

Historic Context: Agriculture (08)

The Historic Contexts relating to the theme of Agriculture will obviously be of great variety and importance to Nebraska. As A predominantly agrarian-based society, the economic well-being of the state is, in part, dependent upon the production of crops and livestock. Like other Nebraska counties, the settlement of Brown County was correspondent to the agricultural success of the early permanent settlers. Consequently, the documentation of historic agricultural properties in Brown County was an important and numerically significant task. Bearing this out is the fact that a total of 42 individual ranches/farms were documented by the Historic Buildings Survey of Brown County. These 42 properties accounted for 227 contributing buildings and objects. These totals are somewhat consistent on a proportional judgement with other northern Sand Hills NeHBS counties.

The farmsteads/ranches documented by the survey are collectively viewed as an important resource for the state of Nebraska. They portray the raw materials of a people and an industry responsible for the settlement of a vast portion of our state. The continued existence of some of the ranches documented in Brown County is, however, somewhat in doubt. In fact 22 or approximately 52% of the 42 agriculture properties recorded by the survey consisted of abandoned ranches or ranch houses. The majority of these ranches range in their era of construction from approximately 1885 to 1930.

They contain the basic buildings necessary to crop and animal production such as cattle barns, loafing sheds, granaries, implement sheds, range corrals, and hay barns.

Particular emphasis was placed on the observance of farm properties relating to Sand Hills Range Livestock Production and Lower Niobrara Livestock, Wild Hay, and Cash Grain Production. These two farming types were identified in the 1930's by authors associated with the University of Nebraska College of Agriculture (Hedges and Elliott, Garey) as the predominant types of agriculture practiced in Brown County. For a more detailed discussion of these topics, see page 92.

Unfortunately, only one agriculture related property has been recommended for listing in the Preliminary Inventory which follows. In addition one other property was judged as a second priority contributor to the historic character of Brown County and is listed at the end of the Preliminary Inventory.

Due to the overgrowth of trees surrounding this property and its location immediately adjacent Bone Creek, no visually discernible photographs of the property were included in the Preliminary Inventory. For examples of the photographs recorded by the survey please refer to the NeHBS photo file, reference number 8903/12: 21-23.

NeHBS NUMBER: BW00-010

DATE: c.1890

COMMON NAME: Farmstead (Abandoned)

HISTORIC CONTEXT: Agriculture: (08.03), Settlement: (16.01).

PROPERTY TYPE: Farmstead (08.1)

LOCATION: SE 1/4, SE 1/4, Sec. 6, T. 30 N., R 21 W., USGS: Ainsworth.

TOTAL CONTRIBUTING BUILDINGS: 2 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 0

Despite abandonment, this farmstead was chosen as a potentially significant turn-of-the-century example of Lower Niobrara Livestock, Wild Hay and Cash Grain Production and for association with settlement in the Bone Creek valley of northern Brown County.

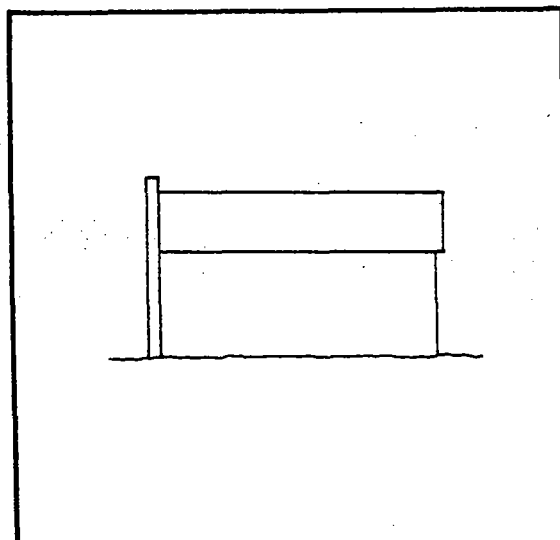
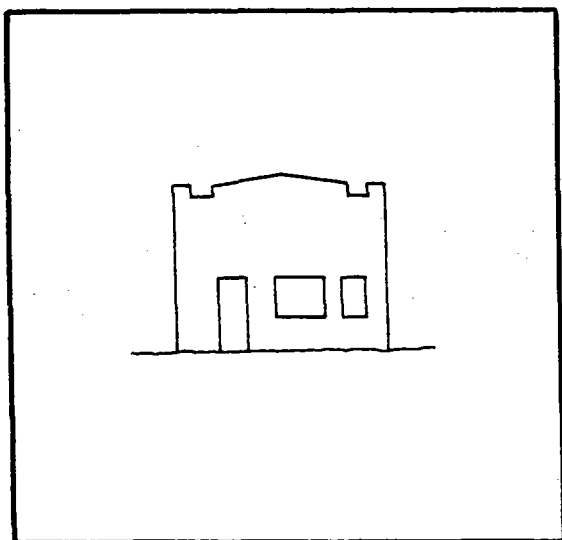
HISTORIC CONTEXT: Commerce (12)

The context of Commerce is defined as the buying and selling of commodities, involving transportation from place to place. Considerations include wholesaling and retailing; gift exchange; trade and barter; monetary economy including finance, business organization, and mercantile business. Commerce encompasses a diverse range of businesses including such institutions as general stores, hotels, speciality stores, and department stores.

The reconnaissance survey of Brown County recorded a total of twelve properties associated with the context of Commerce. Main street commercial properties accounted for all of the twelve properties. These main street buildings can be categorized into one of two types. First are the one and two-story false front building most commonly found in small communities. Characteristics of this type include a rectangular structure covered by a gable roof which is hidden by the exaggerated facade. The false-front helped to disguise the relatively low scale of the building by hiding the true size of the structure and thus conveying a greater sense of prominence. The primary era of construction in Brown County for this type occurred from the early 1880's to approximately 1910. The second numerically significant type documented by the survey was the masonry commercial block. These buildings are generally large-scale masonry buildings confined primarily to larger communities. This building type appears to have been employed between the years of 1900 and 1930, and usually consisted of one and two-story masonry structures

with one or two-part compositional facades. These buildings were often built on single 25-foot commercial lots or in double to triple-wide commercial lots of 50 to 75 foot width.

Seven properties in Brown County have been selected as potentially eligible to the National Register. These five properties have been illustrated in the following Preliminary Inventory of Commerce-related buildings.



NeHBS NUMBER: BW01-115

DATE: c.1913

COMMON NAME: Farmers-Ranchers CO-OP Building

HISTORIC CONTEXT: Commerce: (12.05.03), Agriculture: (08.03)

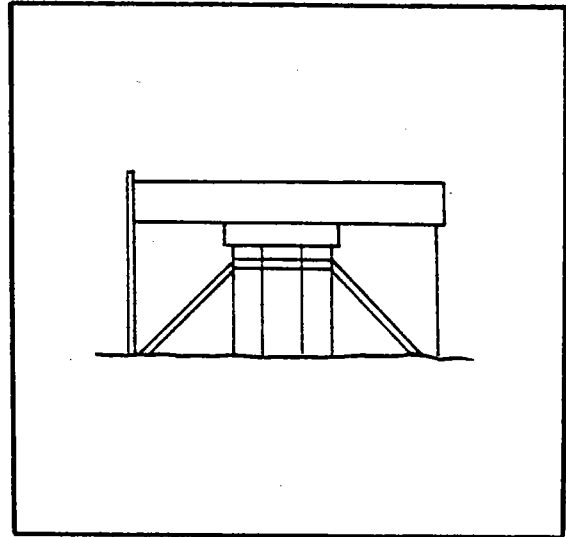
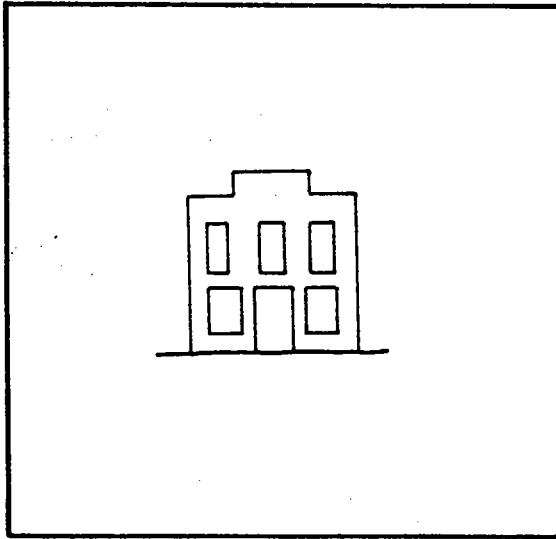
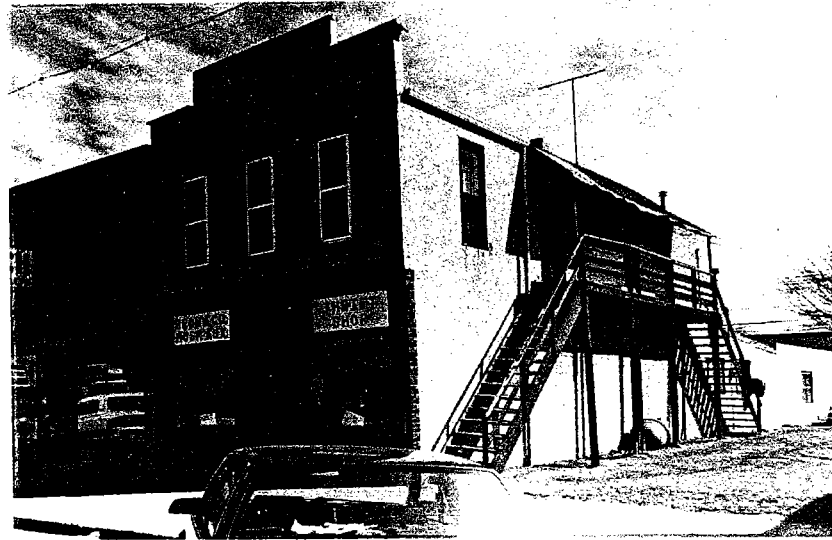
PROPERTY TYPE: Store (12.1.1)

LOCATION: SEC East First & North Main, Ainsworth

TOTAL CONTRIBUTING BUILDINGS: 1 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 0

One-story, false front CO-OP building considered significant for its association with the early twentieth-century cooperative movement in northern Brown County.



NeHBS NUMBER: BW01-117

DATE: c.1910

COMMON NAME: Commercial Building

HISTORIC CONTEXT: Commerce: (12.02)

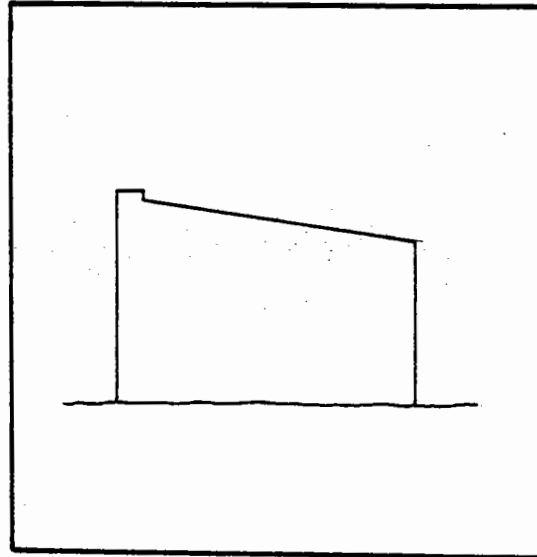
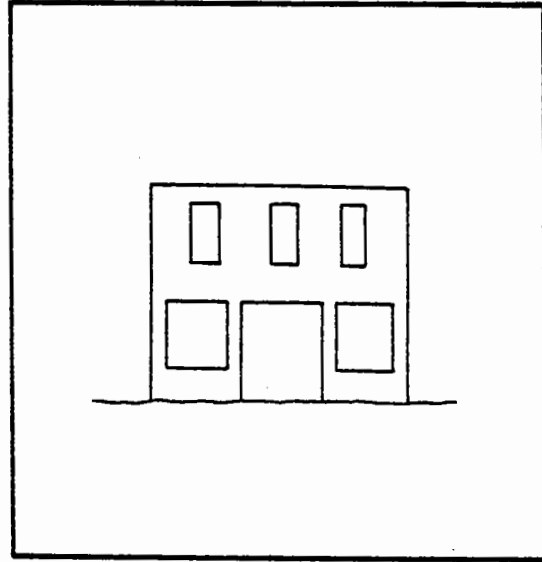
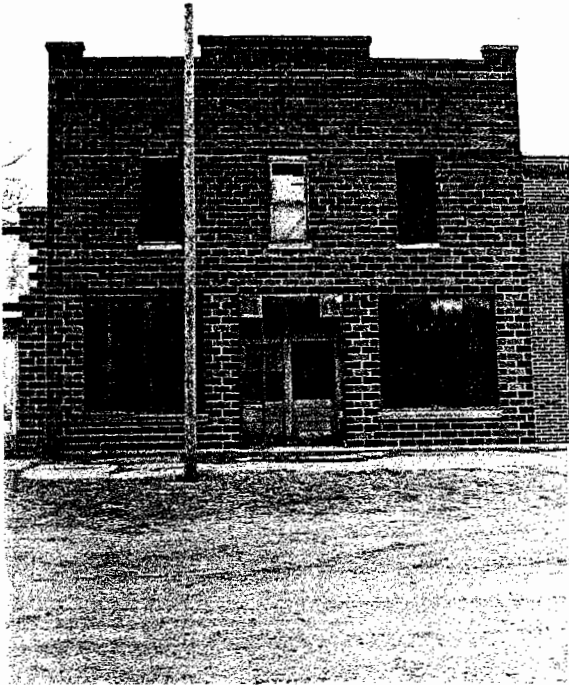
PROPERTY TYPE: Store (12.1.1)

LOCATION: ES Main St. between 2nd & 3rd St., Ainsworth.

TOTAL CONTRIBUTING BUILDINGS: 0 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 0

Two-story stucco commercial building included in the Preliminary Inventory for its association with early twentieth-century retail commerce in Brown County and for the use of the false front compositional type facade.



NeHBS NUMBER: BW02-003

DATE: c.1919

COMMON NAME: Commercial Building (Abandoned)

HISTORIC CONTEXT: Commerce: (12.02)

PROPERTY TYPE: Store (12.1.1)

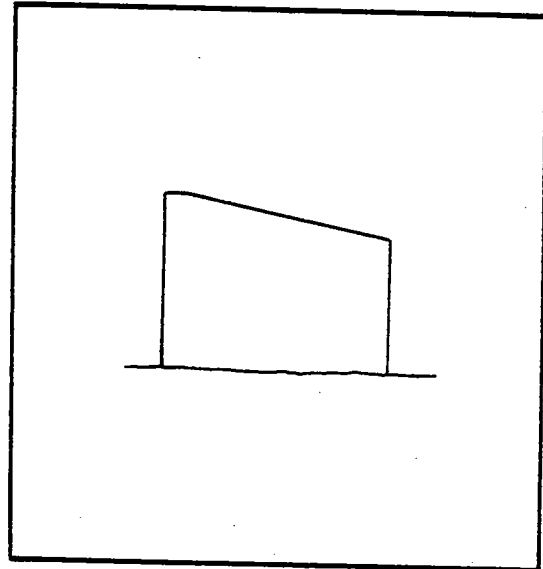
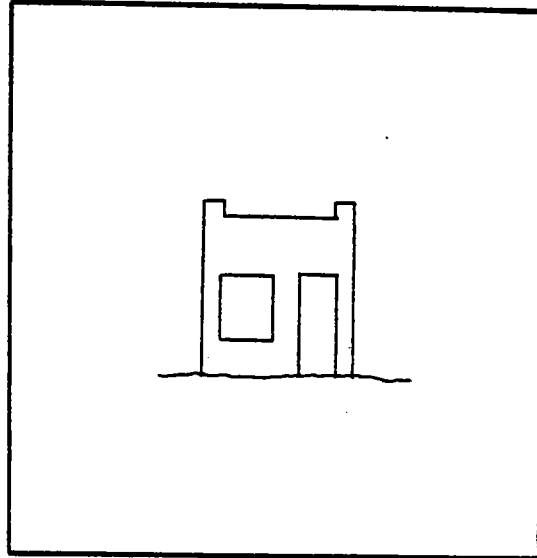
LOCATION: WS Mills St. between Front & Center St., Johnstown

TOTAL CONTRIBUTING BUILDINGS: 1 **STRUCTURES:** 0

SITES: 0

OBJECTS: 0

Two-story clay tile commercial building selected for its association with retail commerce in Brown County and as an example of the two-part compositional type facade.



NeHBS NUMBER: BW04-050

DATE: c.1900

COMMON NAME: Commercial Building (Abandoned)

HISTORIC CONTEXT: Commerce: (12.02)

PROPERTY TYPE: Store (12.1.1)

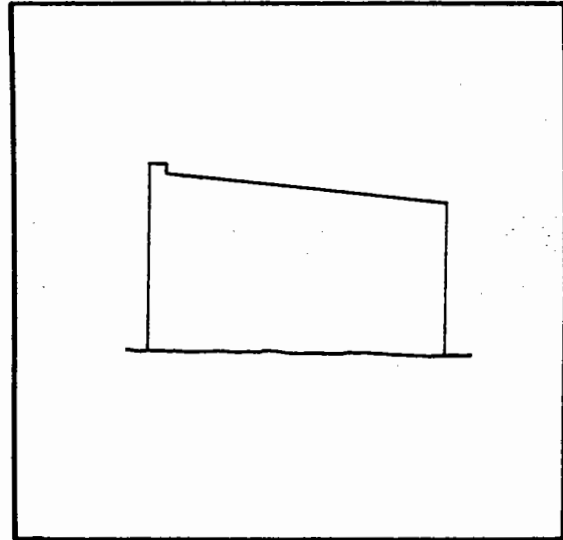
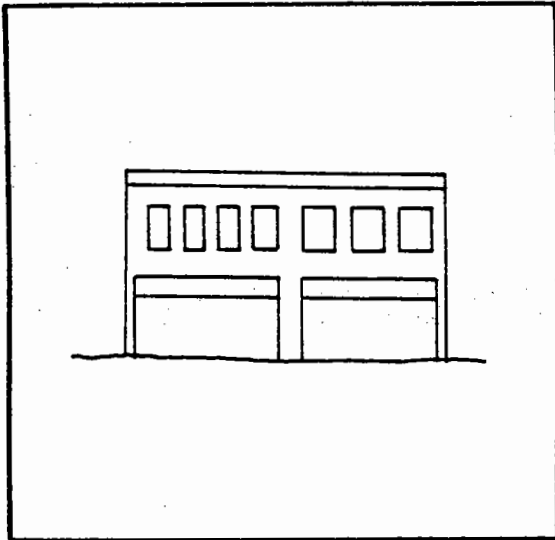
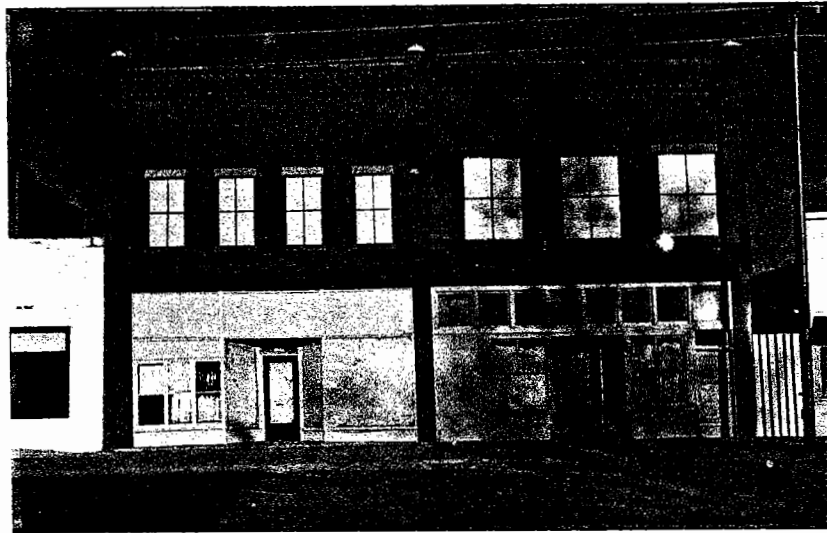
LOCATION: SS 3rd St. between Main & Pine St., Long Pine

TOTAL CONTRIBUTING BUILDINGS: 1 **STRUCTURES:** 0

SITES: 0

OBJECTS: 0

Small scale one-story brick commercial building selected as an example of sole proprietorship retail commerce in early twentieth-century Long Pine and for the incorporation of the false front compositional motif.



NeHBS NUMBER: BW04-051

DATE: c.1913

COMMON NAME: Commercial Building

HISTORIC CONTEXT: Commerce: (12.02)

PROPERTY TYPE: Store (12.1.1)

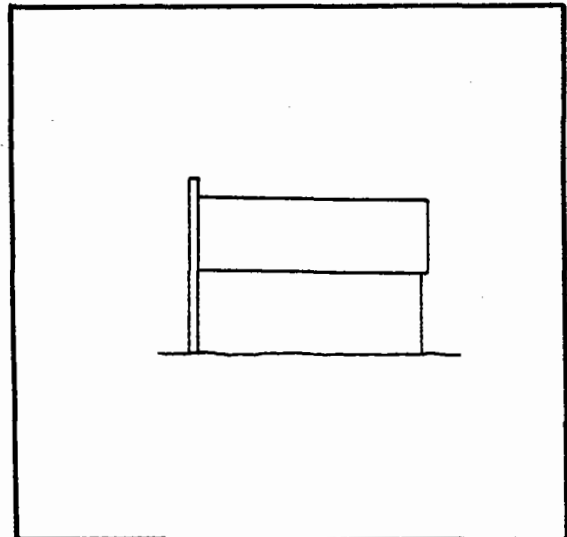
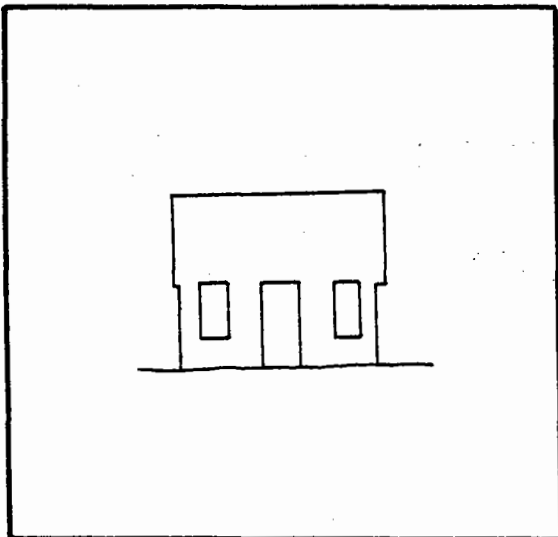
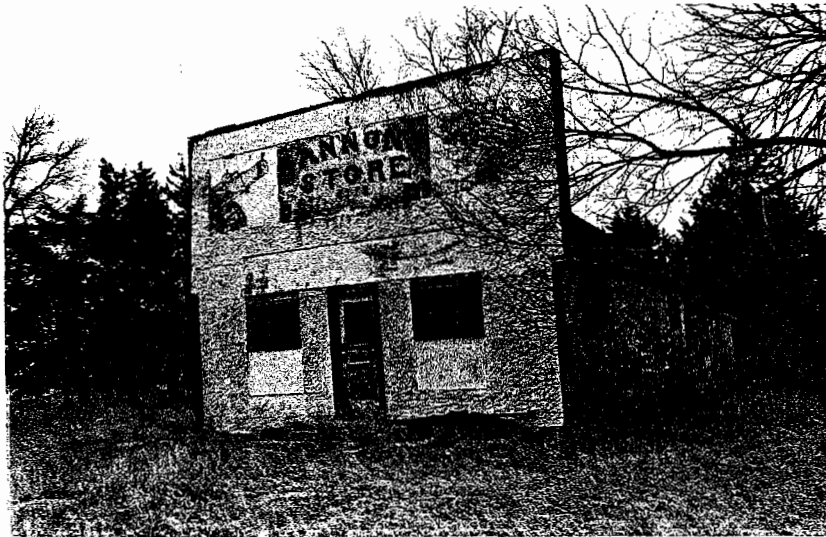
LOCATION: ES Main between 3rd & 4th, Long Pine

TOTAL CONTRIBUTING BUILDINGS: 1 **STRUCTURES:** 0

SITES: 0

OBJECTS: 0

Two-story brick double-wide commercial building potentially significant for its association with early twentieth-century retail commerce and as a contributor to the historic character of the Long Pine central business district.



NeHBS NUMBER: BW00-049

DATE: c.1928

RESOURCE NAME: Cannon's Store & Post Office

HISTORIC CONTEXT: Commerce: (12.02), Government: (04.06)

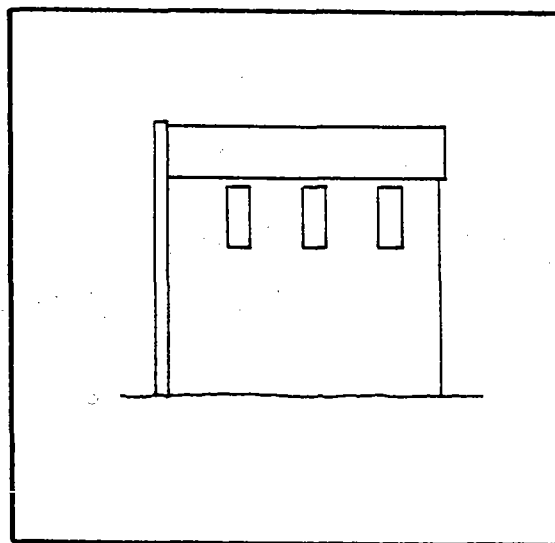
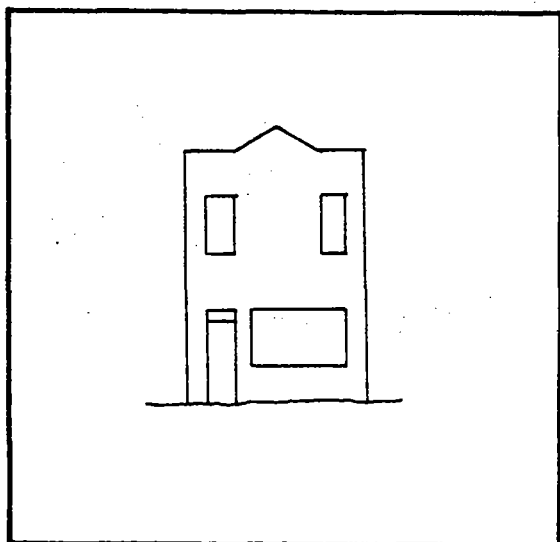
PROPERTY TYPE: Store (12.1.1), Post Office (04.2.3)

LOCATION: SE 1/4, SW 1/4, Sec. 27, T. 25 N., R. 24 W., USGS: Koshopah

TOTAL CONTRIBUTING BUILDINGS: 2 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 2

Despite its current state of deterioration, the Cannon Store was considered significant as a representative of rural-based retail commerce in southwest Brown County.



NeHBS NUMBER: BW04-049

DATE: c.1890

COMMON NAME: Commercial Building & Boarding House

HISTORIC CONTEXT: Commerce: (12.02), Settlement: (16.01)

PROPERTY TYPE: Store (12.1.1), Boarding House (16.5.6)

LOCATION: SEC Main & 3rd, Long Pine

TOTAL CONTRIBUTING BUILDINGS: 1 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 0

Two-story stucco commercial building/boarding house potentially significant for its association with retailing in the late nineteenth-century and as a contributor to the historic character of the Long Pine central business district.

HISTORIC CONTEXT: Transportation (13)

The context of Transportation involves the carrying, moving or conveying of material and people from one place to another. Considerations include transportation by land, water, and air; trails, roads, highways, interstates, rail; related service accommodations such as motels, service stations, and drive-ins.

Ten properties associated with the Historic Context of Transportation were documented by the Brown County reconnaissance survey. Of these ten properties, six are included in the Preliminary Inventory and are considered potentially eligible for National Register listing.

Nine of the ten Transportation related properties can be considered support systems. A support system is any entity which results from a need. In reference to the context of Transportation various support systems include gas stations, liverys, hotels and motels. Because the nature of these support system operations is associated with making money, these properties can be cross-referenced under the context of Commerce (12).

Dates for the six Potentially Eligible properties are quite diverse. The earliest property is a former livery and hotel (BW04-056) in Long Pine which was built around 1900. Skinner's Motor Court (BW01-081) in Ainsworth is the most recent, property being built around 1938. The potentially eligible properties are illustrated and discussed further in the following Preliminary Inventory.



NeHBS NUMBER: BW01-081

DATE: c.1938

RESOURCE NAME: Skinner's Motor Court

HISTORIC CONTEXT: Transportation: (13.02), Commerce: (12)

PROPERTY TYPE: Motel (12.3.2)

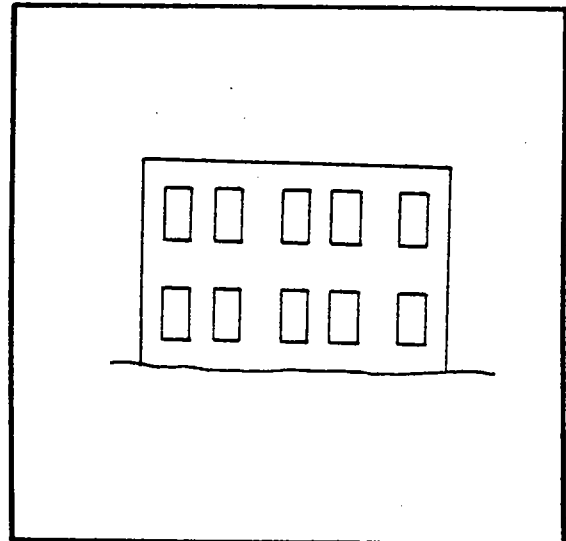
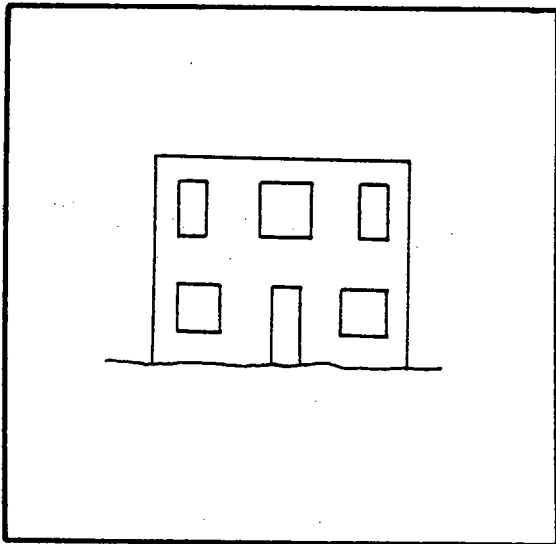
LOCATION: WS So. Main between W. Dawes & S. Front, Ainsworth.

TOTAL CONTRIBUTING BUILDINGS: 3 **STRUCTURES:** 0

SITES: 0

OBJECTS: 0

Courtyard-shaped motel and grounds considered potentially significant as an expression of the development of automobile transportation in northern Brown County.



NeHBS NUMBER: BW01-119

DATE: c.1929

COMMON NAME: Hotel

HISTORIC CONTEXT: Transportation: (13.02), Commerce: (12)

PROPERTY TYPE: Hotel (12.3.1)

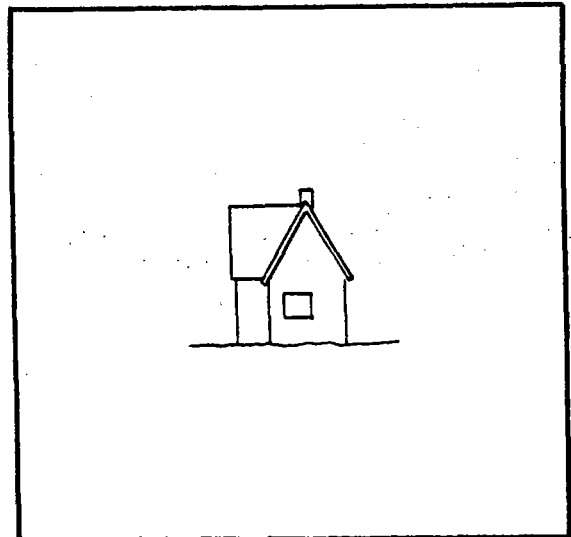
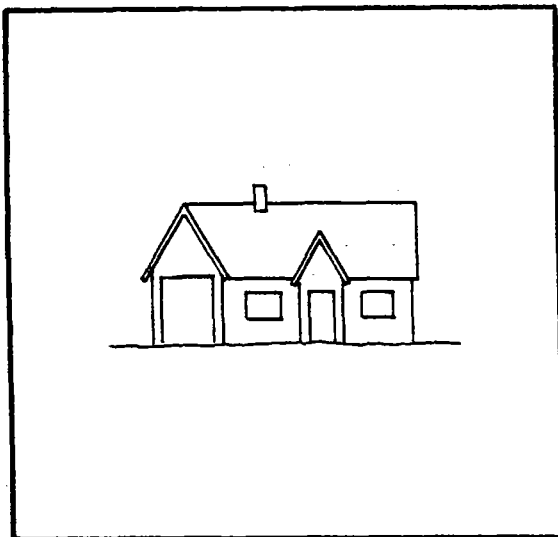
LOCATION: ES Ash St. between 3rd & 4th St., Ainsworth.

TOTAL CONTRIBUTING BUILDINGS: 1 **STRUCTURES:** 0

SITES: 0

OBJECTS: 0

Former two-story stucco hotel building identified by the survey as an example of automobile-motivated commercial enterprises developed along U.S. Highway 20 in northern Brown County.



NeHBS NUMBER: BW01-175

DATE: c.1927

COMMON NAME: Gas Station

HISTORIC CONTEXT: Transportation: (13.02)

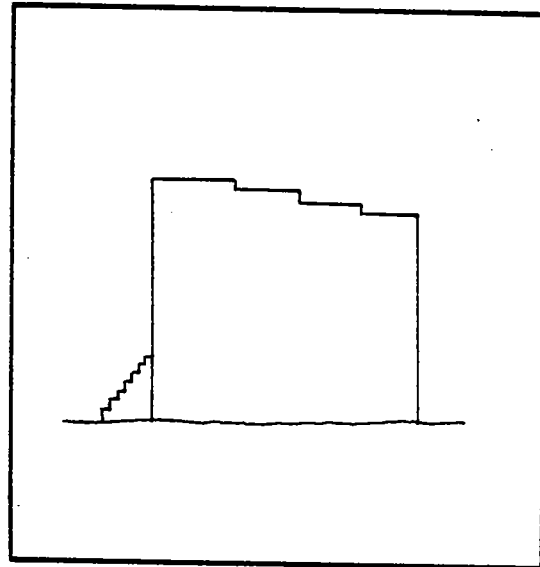
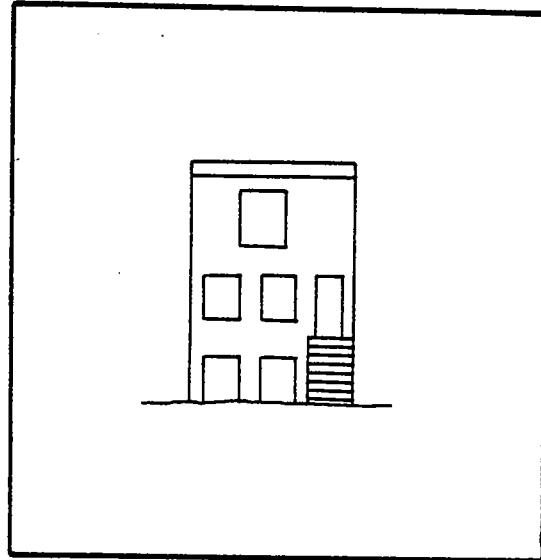
PROPERTY TYPE: Gas Station (13.3.3.3)

LOCATION: NWC 4th St. & Walnut St., Ainsworth

TOTAL CONTRIBUTING BUILDINGS: 1 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 0

One-story stucco "Tudor" style gas station included in the Preliminary Inventory as an example of automobile-related services developed along U.S. Highway 20 in northern Brown County.



NeHBS NUMBER: BW04-052

DATE: c.1910

COMMON NAME: Former Hotel

HISTORIC CONTEXT: Transportation: (13.02), Commerce: (12)

PROPERTY TYPE: Hotel (12.3.1)

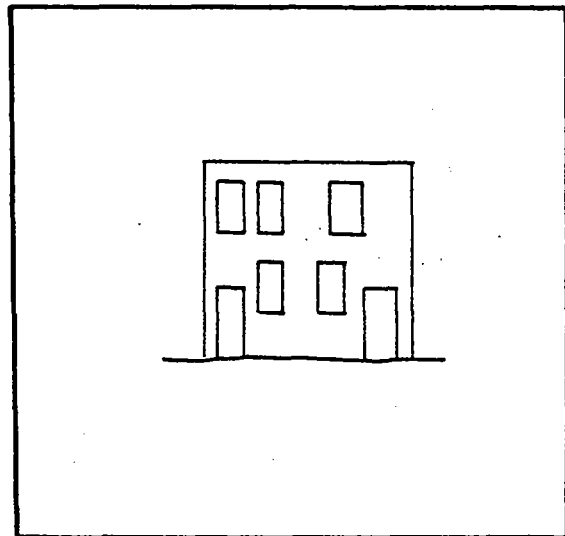
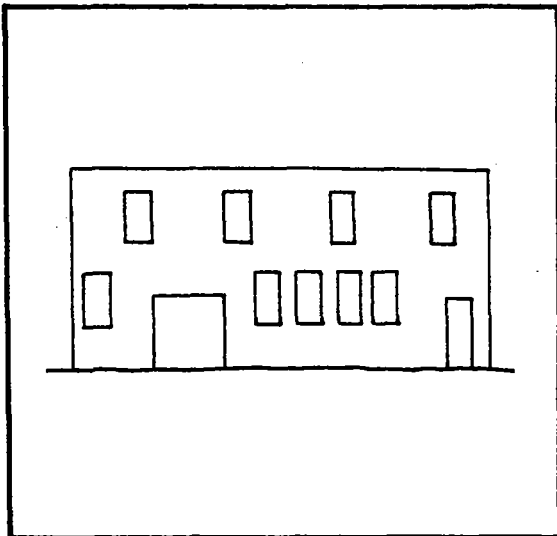
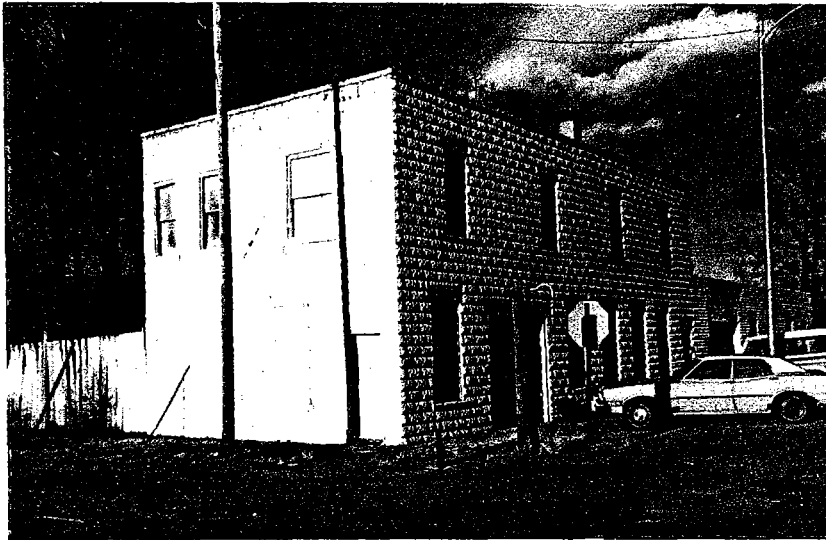
LOCATION: ES Main St. between 3rd & 4th St., Long Pine

TOTAL CONTRIBUTING BUILDINGS: 1 **STRUCTURES:** 0

SITES: 0

OBJECTS: 0

Two-story masonry building included in the Preliminary Inventory as the purported location of a "Main St." hotel and for the locally unique urban design aesthetic.



NeHBS NUMBER: BW04-056

DATE: c.1908

COMMON NAME: Former Livery & Hotel

HISTORIC CONTEXT: Transportation: (13.02), Commerce: (12)

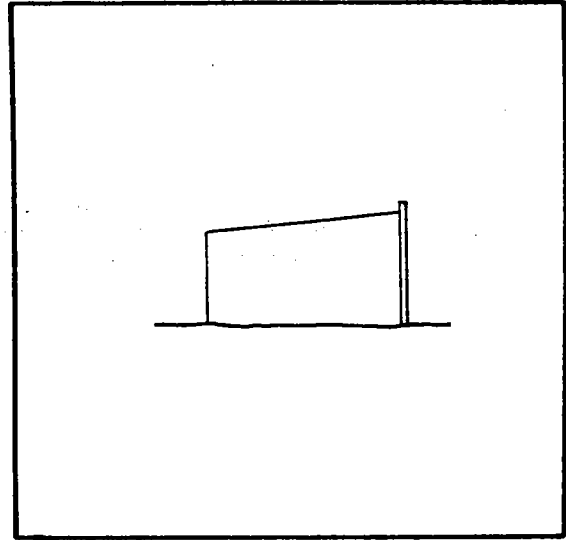
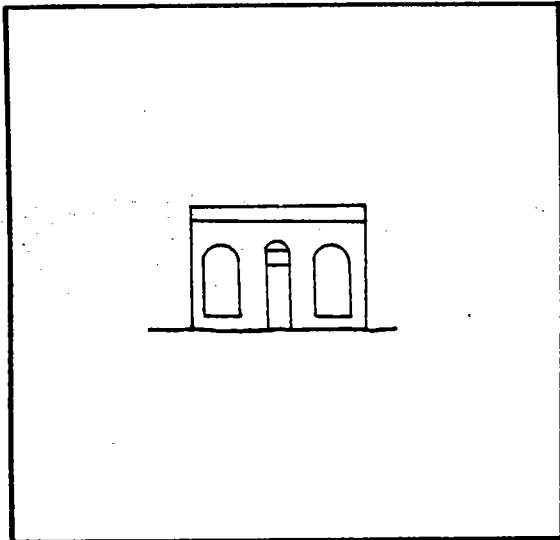
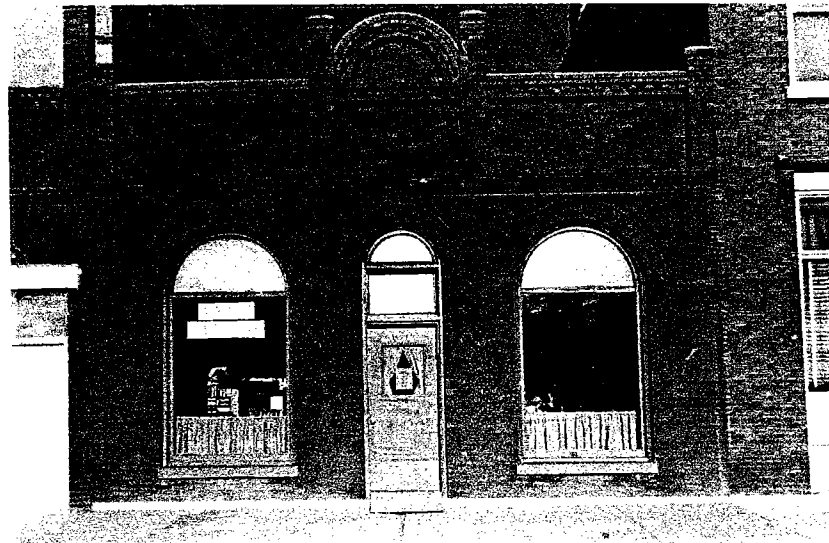
PROPERTY TYPE: Hotel (12.3.1)

LOCATION: NEC Main & 5th, Long Pine

TOTAL CONTRIBUTING BUILDINGS: 1 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 0

Two-story cement block building potentially significant for its purported association with early twentieth-century transportation and commerce, and as a contributor to the historic character of the Long Pine central business district.



NeHBS NUMBER: BW04-055

DATE: c.1910

COMMON NAME: Professional Building

HISTORIC CONTEXT: Service: (15.04)

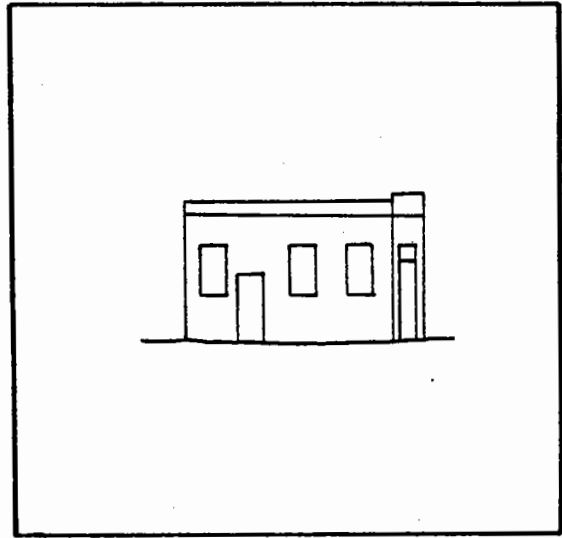
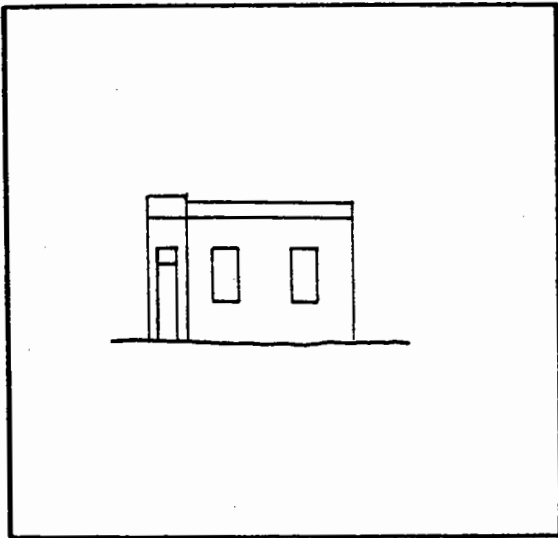
PROPERTY TYPE: Professional Service (15.3)

LOCATION: ES Main St. between 3rd & 4th, Long Pine

TOTAL CONTRIBUTING BUILDINGS: 1 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 0

One-story masonry building included in the Preliminary Inventory as a primary contributor to the historic character of Long Pine's central business district and for the exceptional retention of historic integrity.



NeHBS NUMBER: BW01-110

DATE: c.1900

COMMON NAME: Former Bank

HISTORIC CONTEXT: Service: (15.05)

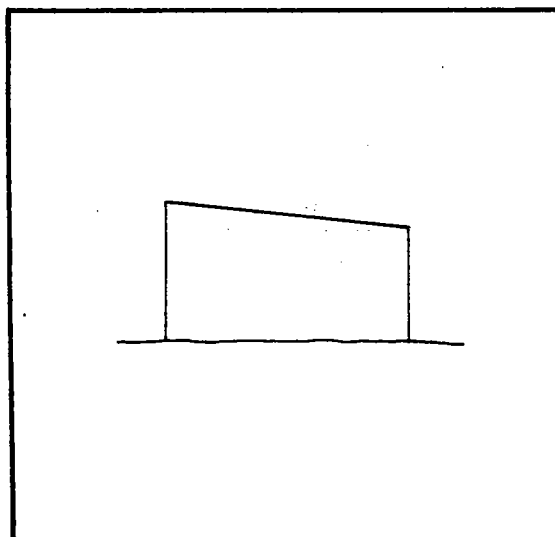
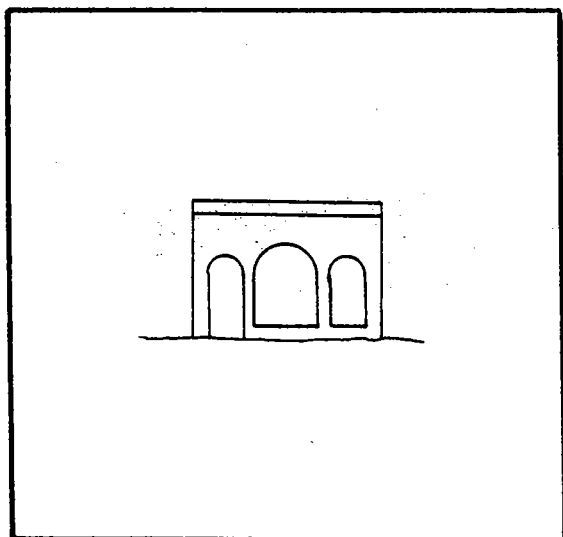
PROPERTY TYPE: Bank (15.1.1)

LOCATION: 137 E 2nd St., Ainsworth

TOTAL CONTRIBUTING BUILDINGS: 1 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 0

One-story masonry bank building considered potentially significant for its association with the early twentieth-century financial services of Ainsworth.



NeHBS NUMBER: BW02-001

DATE: 1901

RESOURCE NAME: Citizens Bank

HISTORIC CONTEXT: Service: (15.05)

PROPERTY TYPE: Bank (15.1.1)

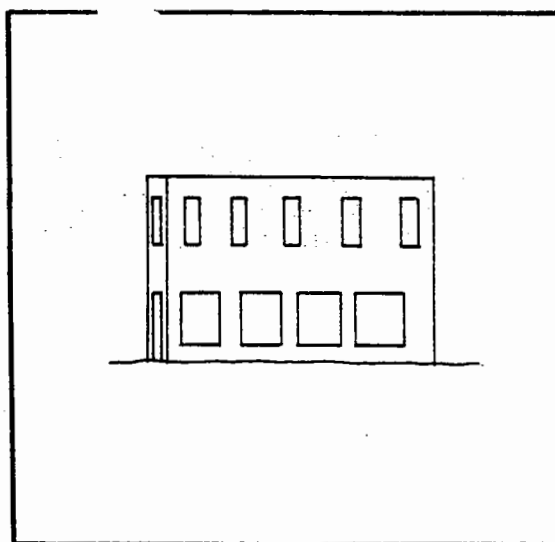
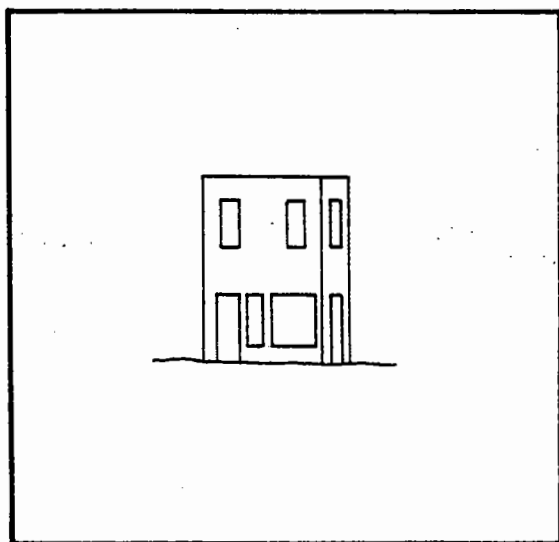
LOCATION: ES Mills St. between Front & Center, Johnstown

TOTAL CONTRIBUTING BUILDINGS: 1 **STRUCTURES:** 0

SITES: 0

OBJECTS: 0

One-story masonry bank building considered potentially significant for its early twentieth-century contributions to financial services in northwest Brown County and for the use of the Neoclassic design aesthetic.



NeHBS NUMBER: BW01-116

DATE: c.1900

COMMON NAME: Former Bank

HISTORIC CONTEXT: Service: (15.05)

PROPERTY TYPE: Bank (15.1.1)

LOCATION: 159 N. Main St., Ainsworth

TOTAL CONTRIBUTING BUILDINGS: 1 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 0

Two-story masonry bank building included in the Preliminary Inventory for its role in the financial economic development of north-central Brown County during the early twentieth-century.

Historic Context: Settlement Systems (16)

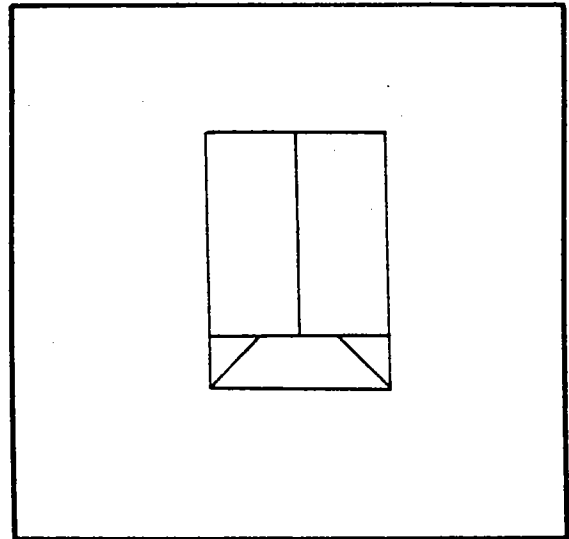
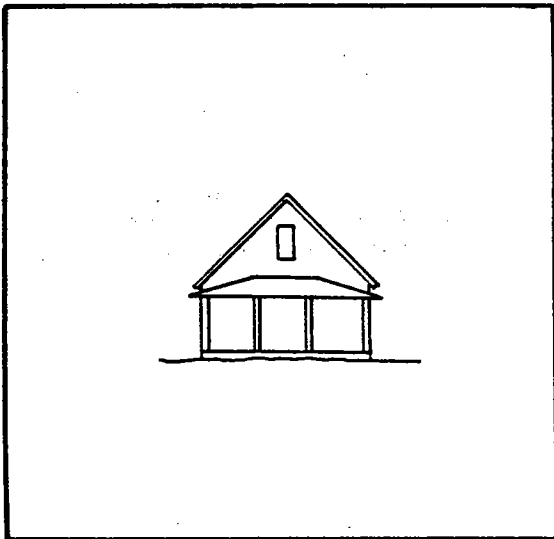
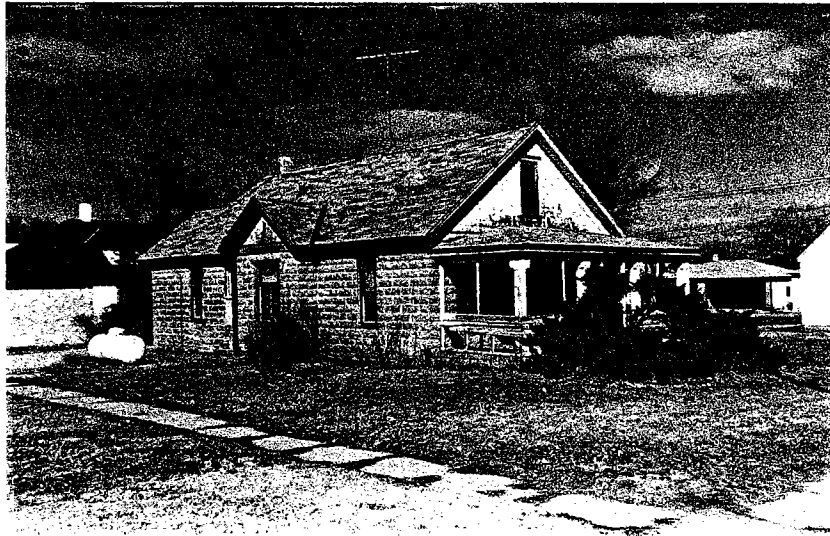
Settlement Systems is the broad contextual title encompassing the division, acquisition, and ownership of land. This theme contains all patterns generated through political, religious, or commercial activities to facilitate the establishment of cultural systems. Specific considerations include acquisition methods and use patterns of land as well as the spatial delineation of lands such as landscape architecture, hamlets, villages towns cities and rural systems.

This contextual theme contained the greatest number of documented historic properties within Brown County. Of the 311 total properties documented in Brown County, 214 or 68% fall within the theme of Settlement Systems. The retention of historic integrity that these 214 properties displayed was obviously quite varied. In some instances, the integrity had been severely compromised through later alterations or additions, while in other cases buildings were recorded which were extremely similar to their original condition. The era of construction for these properties was quite diverse as well. Construction dates appear to range from the first more crude homestead dwellings of the 1880's to the Bungalow types of the 1920's.

The majority of the 214 settlement system properties recorded in Brown County appeared in two basic manifestations: 1) the simple, unadorned vernacular house, and 2) the Bungalow style house. The vernacular house type usually consisted of small scale rectangular or square-shaped frame structures

covered with exterior stucco sheathings and protected by gable or hip roofs. This house type was generally constructed during the early settlement period of 1884 to 1914. The Bungalow style houses appeared in both front-gable and side-gable versions and were considerably larger in scale than the vernacular houses. The general period of construction for these buildings ranged from 1915 to 1929. Noticeably absent from the pool of settlement system properties of Brown County were the so-called "High Style" houses. With the exception of the Bungalow style or "Bungaloid" house, few of the properties recorded in Brown County contained dwellings employing the popular architectural styles of the late nineteenth and early twentieth-century such as Italianate, Shingle, Victorian, and Queen Anne.

Twelve Settlement properties have been judged potentially eligible for the National Register of Historic Places and are further discussed in the following Preliminary Inventory.



NeHBS NUMBER: BW01-065

DATE: c.1907

COMMON NAME: House

HISTORIC CONTEXT: Settlement: (16.01)

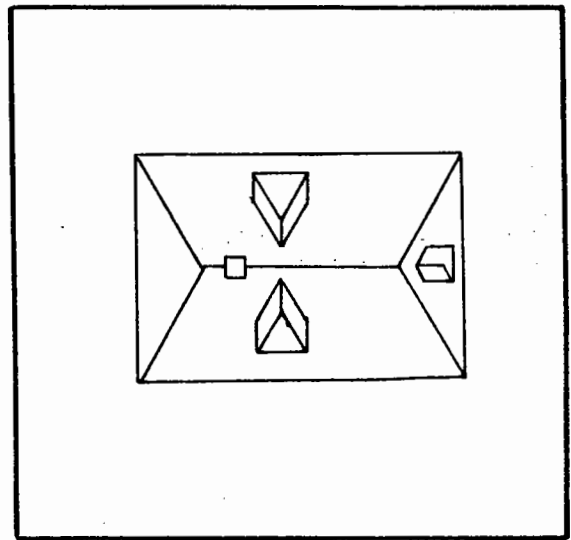
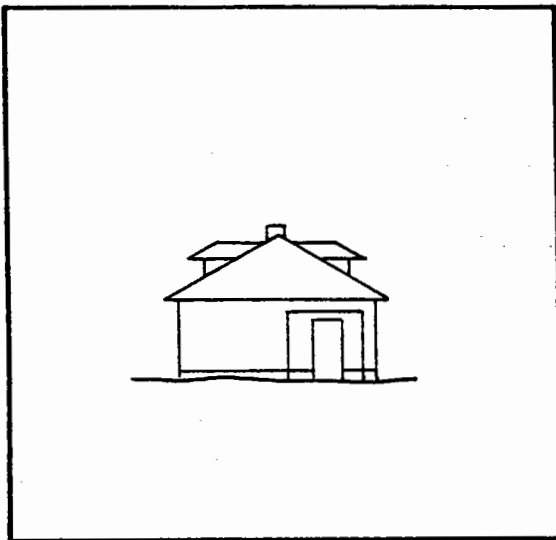
PROPERTY TYPE: Single Family Dwelling (16.5.1)

LOCATION: 406 E 4th St., Ainsworth

TOTAL CONTRIBUTING BUILDINGS: 2 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 0

Included in the Preliminary Inventory as a well-preserved early twentieth-century example of cement block house construction and as a representative of the numerically significant Supratype 18 house form.



NeHBS NUMBER: BW01-066

DATE: c.1919

COMMON NAME: House

HISTORIC CONTEXT: Settlement: (16.01)

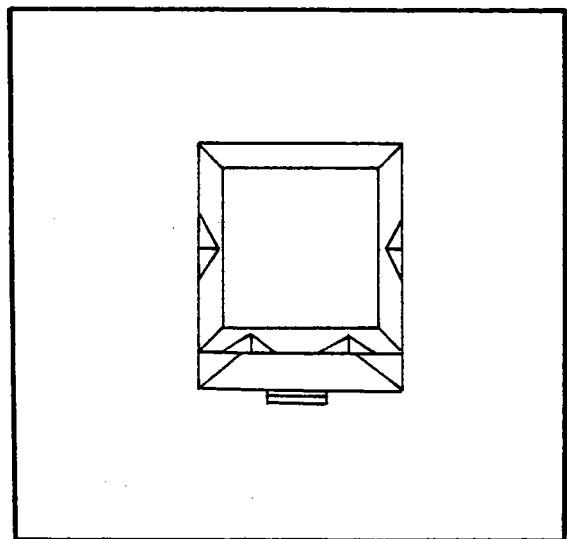
PROPERTY TYPE: Single Family Dwelling (16.5.1)

LOCATION: 391 N Oak St., Ainsworth

TOTAL CONTRIBUTING BUILDINGS: 2 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 0

Large one-story stucco and frame house considered significant as an excellent example of Prairie Style architecture and for possible associations with significant persons.



NeHBS NUMBER: BW01-072

DATE: c.1909

COMMON NAME: House

HISTORIC CONTEXT: Settlement: (16.01)

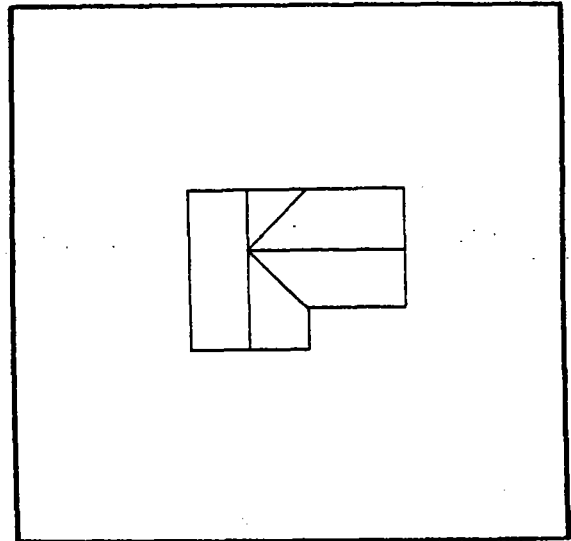
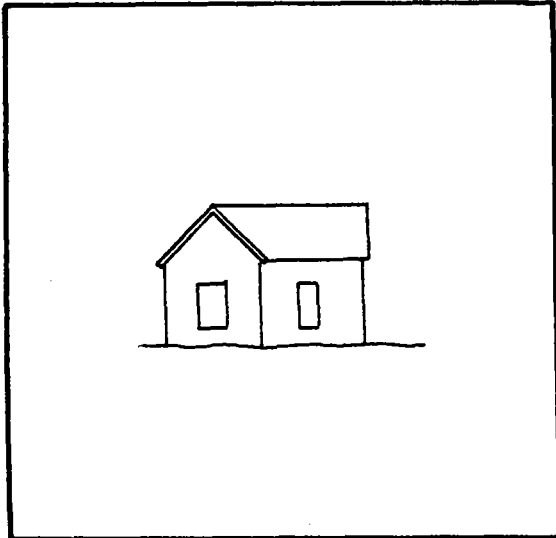
PROPERTY TYPE: Single Family Dwelling (16.5.1)

LOCATION: 940 E 2nd, Ainsworth

TOTAL CONTRIBUTING BUILDINGS: 1 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 0

Included in the Preliminary Inventory as a well-preserved example of Settlement properties constructed during the period of Development and Growth (1890-1920) in the northern Nebraska Sand Hills.



NeHBS NUMBER: BW01-134

DATE: c.1910

COMMON NAME: House

HISTORIC CONTEXT: Settlement: (16.01)

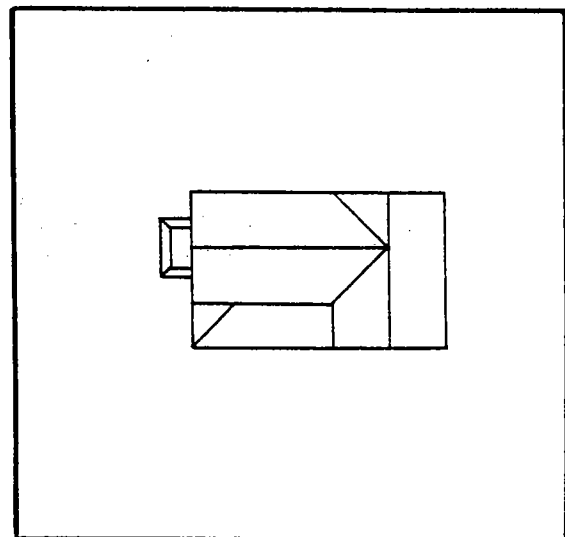
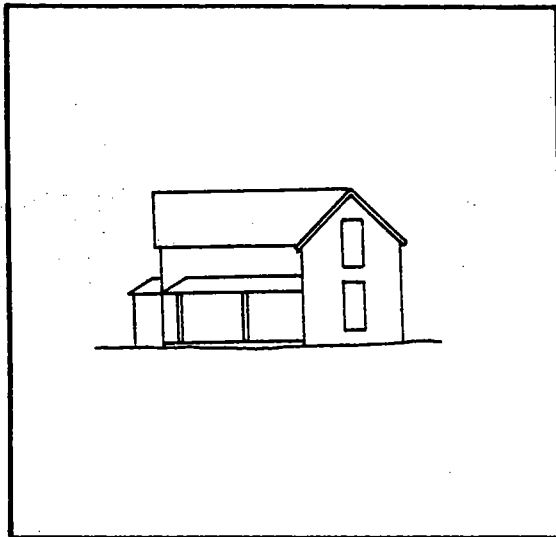
PROPERTY TYPE: Single Family Dwelling (16.5.1)

LOCATION: 200 W 4th St., Ainsworth

TOTAL CONTRIBUTING BUILDINGS: 2 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 0

Included in the Preliminary Inventory as a significant example of the Gable Front and Wing subtype associated with Folk Victorian style house building during the period of Development and Growth (18901-1920) in Brown County.



NeHBS NUMBER: BW01-148

DATE: c.1910

COMMON NAME: House

HISTORIC CONTEXT: Settlement: (16.01)

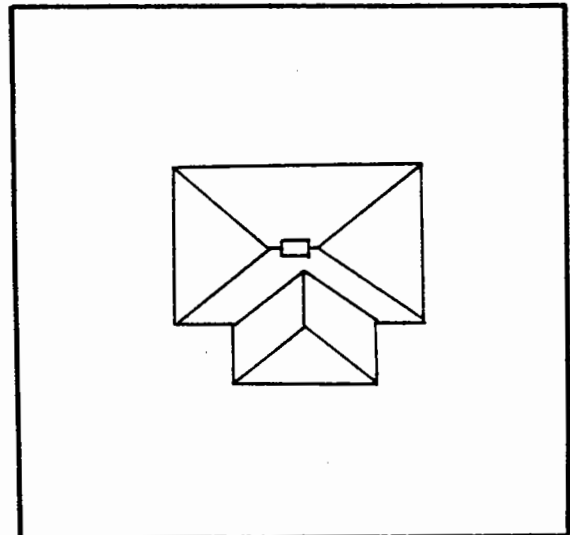
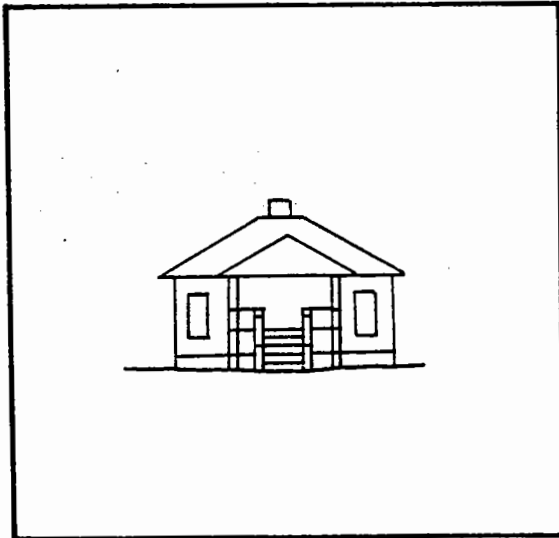
PROPERTY TYPE: Single Family Dwelling (16.5.1)

LOCATION: 255 N. Osborn St., Ainsworth

TOTAL CONTRIBUTING BUILDINGS: 2 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 0

Included in the Preliminary Inventory as a significant example of the gable front and wing subtype associated with Folk Victorian style house building during the period of Development and Growth (1890-1920) in Brown County.



NeHBS NUMBER: BW04-010

DATE: c.1909

COMMON NAME: House

HISTORIC CONTEXT: Settlement: (16.01)

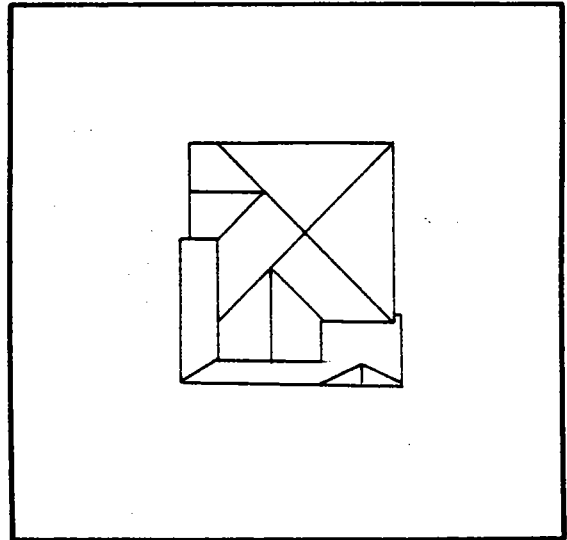
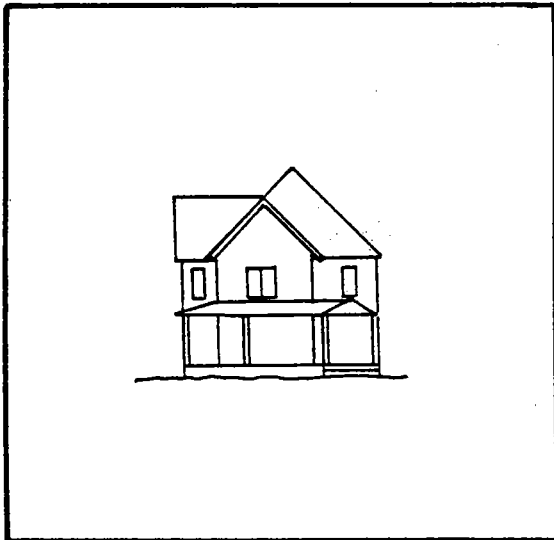
PROPERTY TYPE: Single Family Dwelling (16.5.1)

LOCATION: 488 W 6th, Long Pine

TOTAL CONTRIBUTING BUILDINGS: 1 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 0

One-story concrete brick and block house included in the Preliminary Inventory as a well-preserved example of Settlement properties constructed during the early twentieth-century development of Long Pine.



NeHBS NUMBER: BW04-029

DATE: c.1912

COMMON NAME: House

HISTORIC CONTEXT: Settlement: (16.01)

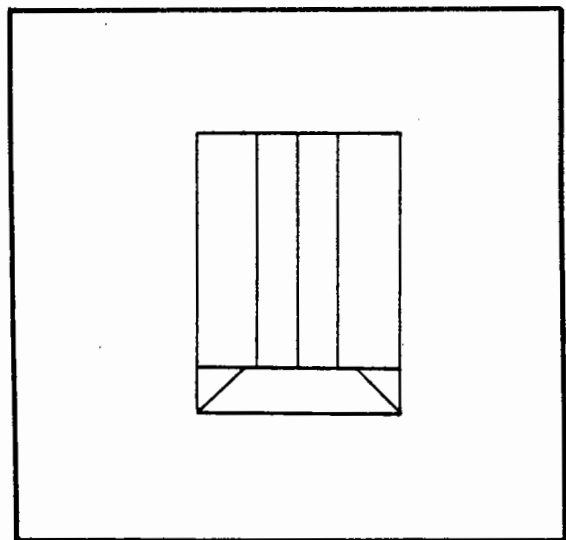
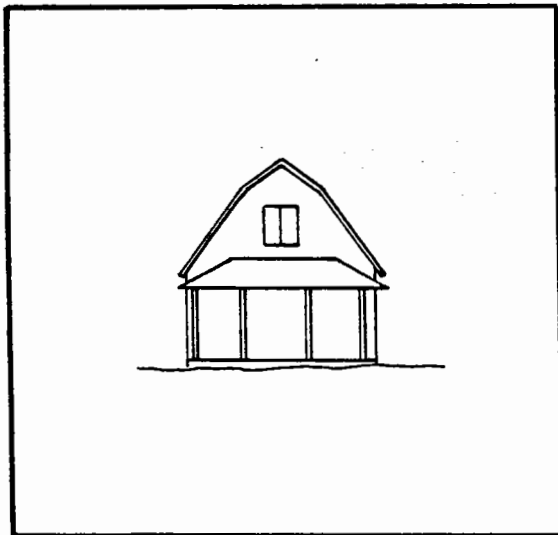
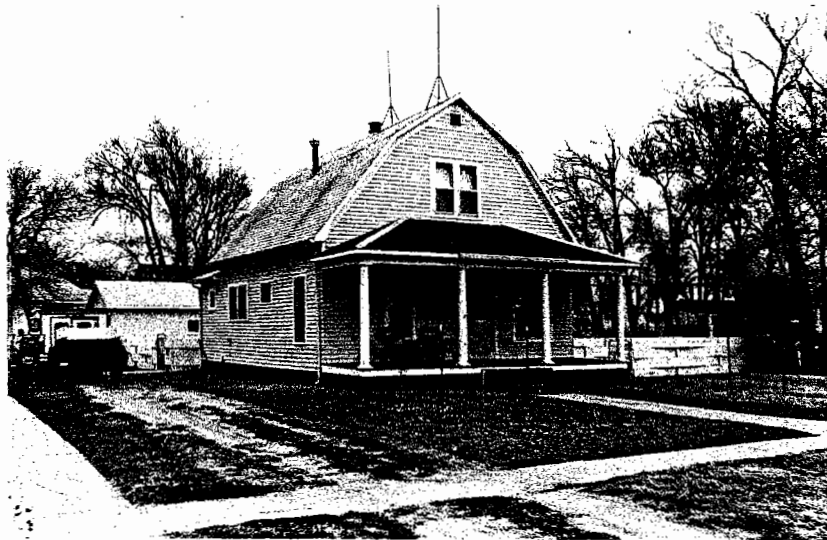
PROPERTY TYPE: Single Family Dwelling (16.5.1)

LOCATION: 455 Ash St., Long Pine

TOTAL CONTRIBUTING BUILDINGS: 2 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 0

Potentially significant as a well-preserved example of the Free-Classic subtype associated with Queen Anne architecture and for possible association with a significant person.



NeHBS NUMBER: BW04-030

DATE: c.1910

COMMON NAME: House

HISTORIC CONTEXT: Settlement: (16.01)

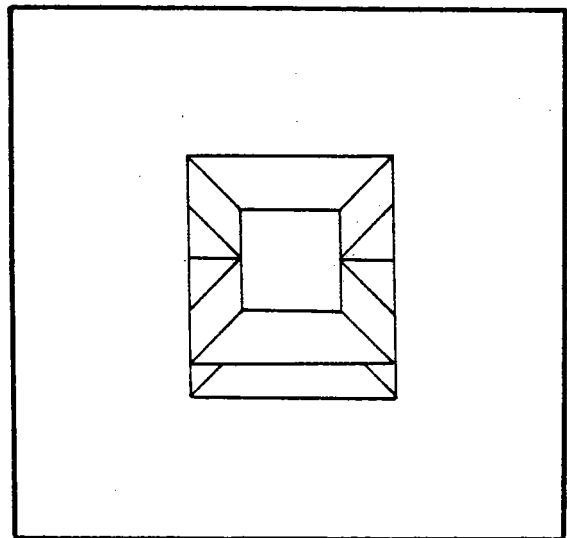
PROPERTY TYPE: Single Family Dwelling (16.5.1)

LOCATION: 497 Ash St., Long Pine

TOTAL CONTRIBUTING BUILDINGS: 2 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 0

Included in the Preliminary Inventory as a representative example of settlement properties constructed during Long Pine's period of Growth and Development (1890-1920) and for possible association with a significant person.



NeHBS NUMBER: BW04-039

DATE: c.1905

COMMON NAME: House

HISTORIC CONTEXT: Settlement: (16.01)

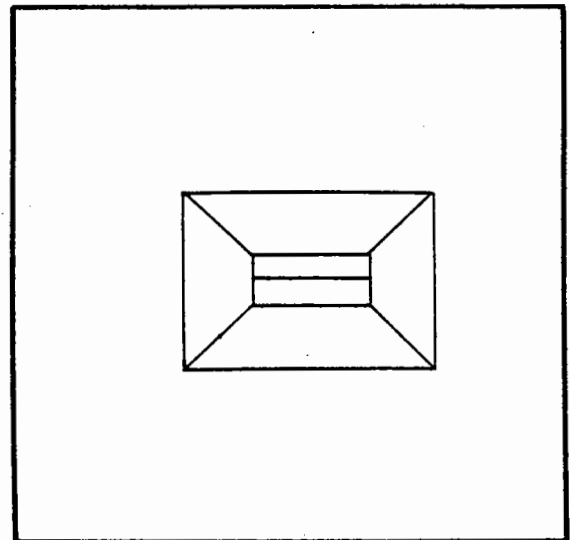
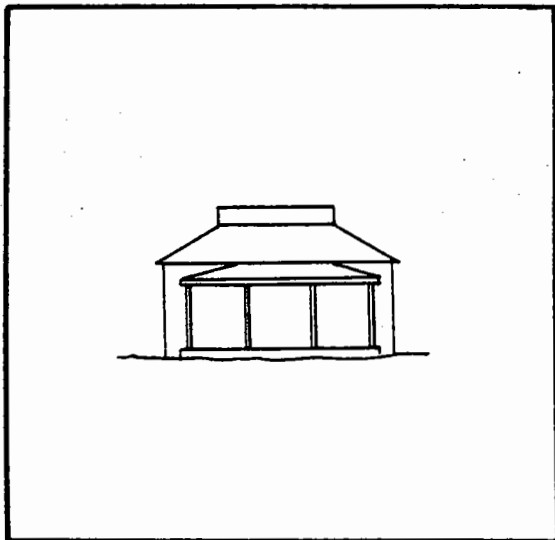
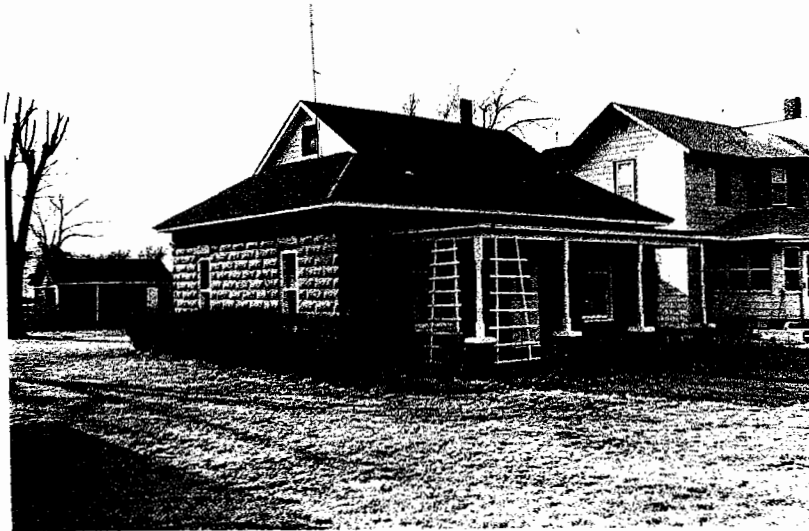
PROPERTY TYPE: Single Family Dwelling (16.5.1)

LOCATION: SWC Ash St. & W. 6th St., Long Pine

TOTAL CONTRIBUTING BUILDINGS: 1 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 0

Despite compromises in historic integrity, this two-story frame house was considered important for a possible association with a significant person and for the locally rare use of Italianate style detailing.



NeHBS NUMBER: BW04-042

DATE: c.1906

COMMON NAME: House

HISTORIC CONTEXT: Settlement: (16.01)

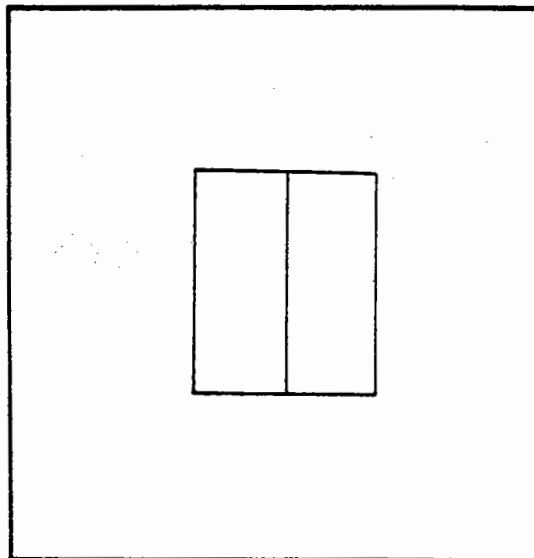
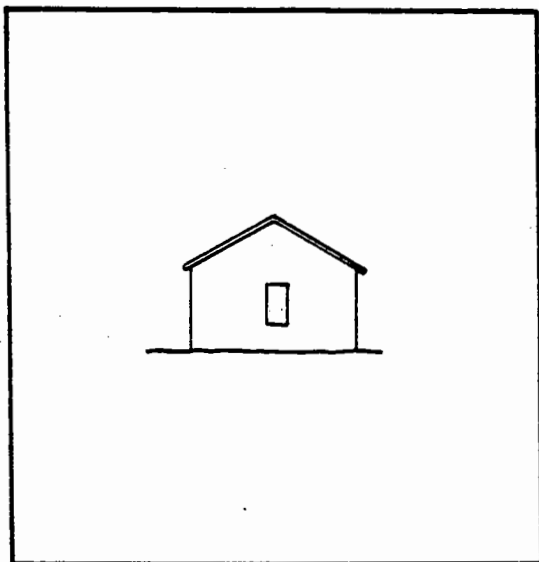
PROPERTY TYPE: Single Family Dwelling (16.5.1)

LOCATION: WS Elm St. between 4th & 5th St., Long Pine

TOTAL CONTRIBUTING BUILDINGS: 2 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 0

Identified by the survey as a well-preserved and potentially significant example of cement block house construction associated with the early twentieth-century development of Long Pine.



NeHBS NUMBER: BW00-064

DATE: 1883

RESOURCE NAME: Cornelius Hulshizer Log House

HISTORIC CONTEXT: Settlement: (16.01)

PROPERTY TYPE: Single Family Dwelling (15.5.1)

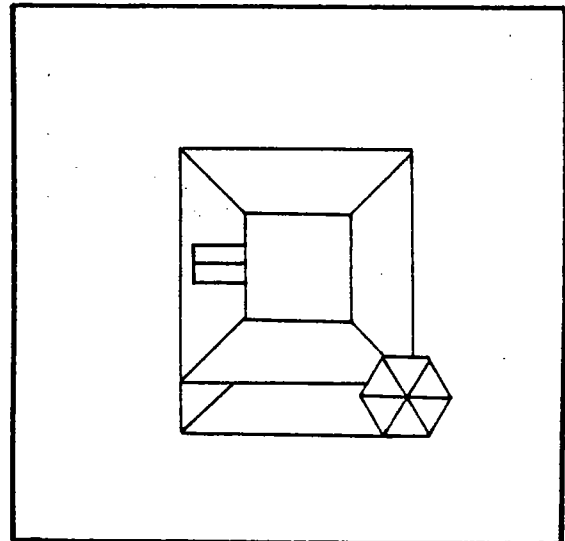
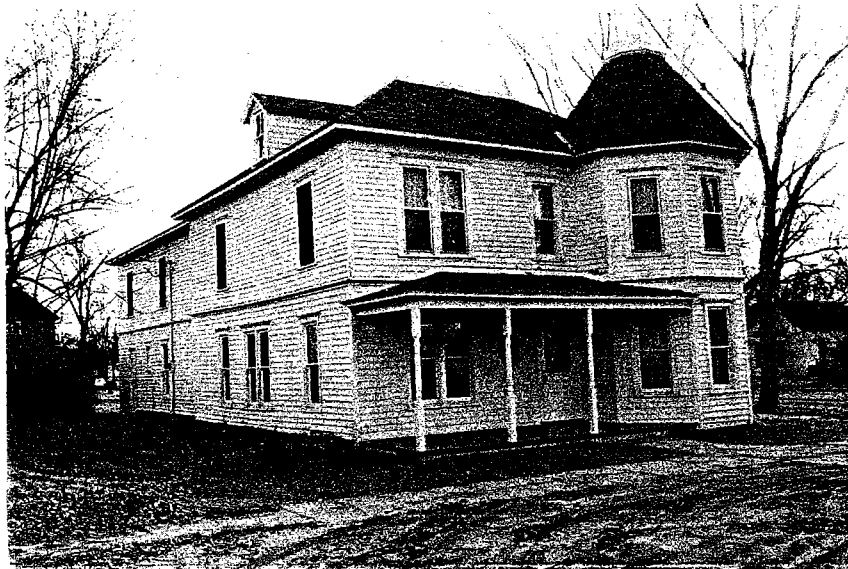
LOCATION: SW 1/4, SE 1/4, Sec. 19, T. 32 N., R. 20 W., USGS: Bassett NW

TOTAL CONTRIBUTING BUILDINGS: 1 **STRUCTURES:** 0

SITES: 1

OBJECTS: 0

Located adjacent the Niobrara River Valley, the Hulshizer log house is potentially significant as an example of native material buildings constructed during the initial white settlement of Brown County.



NeHBS NUMBER: BW04-001

DATE: c.1900

RESOURCE NAME: Miller Rooming House

HISTORIC CONTEXT: Settlement: (16.01)

PROPERTY TYPE: Boarding House (16.5.6)

LOCATION: SEC Elm St.& 3rd St., Long Pine

TOTAL CONTRIBUTING BUILDINGS: 1

STRUCTURES: 0

SITES: 0

OBJECTS: 0

Previously surveyed by the Nebraska State Historic Preservation office in July of 1984, The Miller Rooming House has recently been targeted for development of a National Register nomination.

BROWN COUNTY SECOND PRIORITY PROPERTIES BY HISTORIC CONTEXT SEQUENCE

NeHBS NUMBER	DATE	RESOURCE/Common NAME	HISTORIC CONTEXT	B	SI	ST	OB	PROPERTY TYPE
BW01-169	C1929	I.O.O.F. HALL #130	05.02.07	1	0	0	0	05.1.1
BW00-013	C1917	SCHOOL	06.01.01	1	0	0	0	06.3.1
BW00-044	C1910	SCHOOL	06.01.01	1	0	0	0	06.3.1:1
BW00-045	C1910	ABAN SCHOOL	06.01.01	1	0	0	2	06.3.1
BW00-050	C1900	ABAN SCHOOL	06.01.01	3	0	0	0	06.3.1:1
BW00-048	C.1912	ABAN SCHOOL	06.01.01	1	0	0	0	06.3.1:1
BW01-161	C1905	HOUSE	08	4	0	0	0	16.5.1
BW02-002	C1919	FORMER GARAGE	13	1	0	0	0	13.3.2.7
BW01-043	C1915	HOUSE	16.01	1	0	0	0	16.5.1
BW01-050	C1905	HOUSE	16.01	2	0	0	0	16.5.1
BW01-051	C1917	HOUSE	16.01	2	0	0	0	16.5.1
BW01-059	C1923	HOUSE	16.01	2	0	0	0	16.5.1
BW01-062	C1919	HOUSE	16.01	1	0	0	0	16.5.1
BW01-073	C1915	HOUSE	16.01	1	0	0	0	16.5.1
BW01-076	C1895	HOUSE	16.01	2	0	0	1	16.5.1
BW01-087	C1895	HOUSES	16.01	5	0	0	0	16.5.1
BW01-090	C1905	HOUSE	16.01	2	0	0	0	16.5.1
BW01-091	C1912	HOUSE	16.01	1	0	0	0	
BW01-092	C1927	HOUSE	16.01	2	0	0	0	16.5.1:5.2
BW01-107	C1905	HOUSE	16.01	1	0	0	0	16.5.1
BW01-114	C1900	FRMR BOARDING HOUSE	16.01	1	0	0	0	16.5.6
BW01-120	C1885	SELLORS MEMORIAL CABIN	16.01	1	0	0	3	16.5.1
BW01-123	C1912	HOUSE	16.01	1	0	0	0	16.5.1
BW01-128	C1911	HOUSE	16.01	2	0	0	0	16.5.1
BW01-164	C1912	HOUSE	16.01	2	0	0	0	16.5.1
BW01-170	C1907	HOUSE	16.01	2	0	0	0	16.5.1
BW02-009	C1925	ABAN HOUSE	16.01	3	0	0	1	16.5.1:5.2
BW04-020	C1912	HOUSE	16.01	2	0	0	0	16.5.1
BW04-024	C1908	HOUSE	16.01	2	0	0	0	16.5.1
BW04-025	C1925	HOUSE	16.01	2	0	0	0	16.5.1:5.2
BW04-045	C1910	HOUSE	16.01	3	0	0	0	16.5.1
BW04-060	C1910	HOUSE	16.01	2	0	0	1	16.5.1
BW04-061	C1895	ABAN HOUSE	16.01	2	0	0	0	16.5.1
BW04-072	C1910	HOUSE	16.01	2	0	0	0	16.5.1
BW04-003	C1910	HOUSE	16.01					

A Supratype Summary of Brown County House Types

It is no surprise that domestic buildings are the most frequently recorded resource in reconnaissance level surveys. The Brown County survey was no exception producing a total of 262 residential resources. This total represents 39% of the 672 contributing buildings and structures within the study area. The preservation of this building type can be attributed to the continuing social need for shelter and the predominant location of houses in extant communities where the opportunity for occupancy is greater. The recording of residential buildings in the Brown County survey included not only occupied resources, but abandoned as well. In addition, all houses that were surveyed as part of a church site or farmstead were included in the aforementioned totals.

In consideration of the large abundance of these resources and in an attempt to avoid "stylistic" designations, the method of Core Supratype Analysis (as developed by the Midwest Vernacular Architecture Committee, D. Murphy: 1985) has been implemented. The supratype analysis eliminated the objective labeling of domestic buildings according to "style" and imposes instead, an objective description based on the primary external mass of the house. To best define the components of the method, an excerpt from the South Bottoms Historic District National Register Nomination (D. Murphy: 1987, 1-4) is included below.

The supratype is a categorization based exclusively on the external massing of houses, similar to that first developed by Kniffen (1936) under the ruberick of "type." The term "supratype" is applied here to distinguish it from the more current methods of type

analysis which are based on form, that is, on external massing and internal space, such as that developed by Glassie (1975).

Core supratypes are defined by combinations of five massing elements as applied to the core structure of houses. Core structure is defined as the predominant mass element which cannot be further subdivided (Figure 2). In general, core refers to that portion of a house which is exclusive of wings and porches. The mass elements which compose the core include its shape, relative size, wall height, roof type, and its orientation on the site.

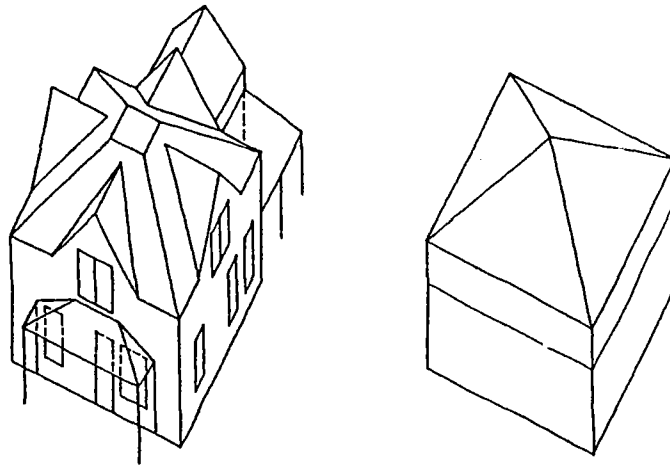


Fig. 2. The core structure derived from the house (after Murphy).

Shape designations for core structures are geometric, based on the ground-level outline of the core. Designations include square (S), rectangular (R), tee-shaped (T), ell-shaped (L), cross-shaped (X), U-shaped (U), polygonal (P), H-shaped (H), courtyard (C), irregular (I), and circular (O).

The horizontal size of the core is related to a need to distinguish large houses from small ones. Size, in the supratype method, refers to horizontal dimension and is applied only to the narrowest dimension of the core, or to its width. While actual dimensions are recorded, houses are sorted based upon "units" of measurement which approximate the number of rooms a given width normally could contain (e.g., one, with hall, two rooms, etc.). Units of width in the South Bottoms Historic District are defined as 0.5 (less than 14 ft.), 1.0 (14-19 ft.), 1.5 (20-29 ft.), 2.0 (30-39 ft.), and 2.5 (40 ft. or greater).

The second measurement of size involves the height of the core. We designate this dimension in terms of stories, even though it is based exclusively on the height of the external wall, not on the amount of usable internal space. The measurement is based on the

facade wall, the top of which is expressed by the eave line (Figure 3). Thus attics, the space beneath a sloping roof, are not considered in determinations of height.

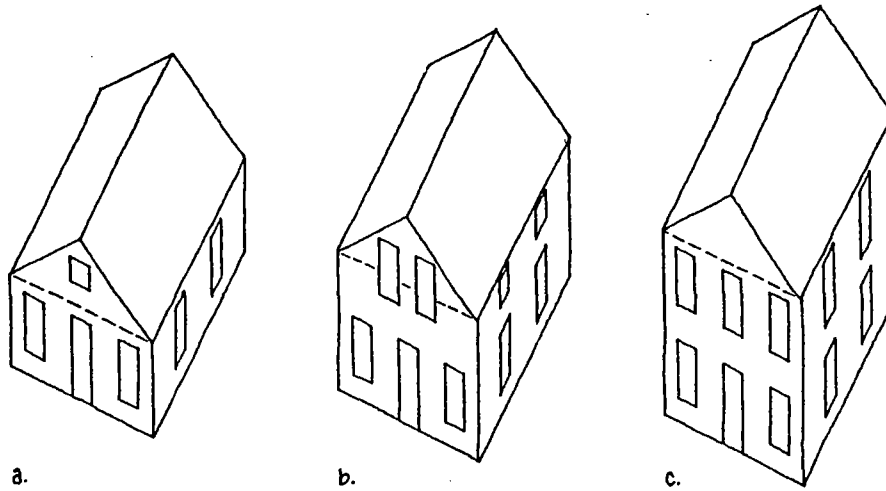


Fig. 3. Wall height guidelines illustrated, note the eave line:
a) one story, b) one-and-one-half story, c) two story
(after Murphy).

The fourth massing element is roof type. These are so well known that they need little explanation. The supratypal method utilizes only four generic types for simplicity, subsuming under these all the variants (Figure 4). The four types include flat (F), shed (S), hipped (H, including pyramidal and mansard), and gabled (G, including gambrel and gerkinhead).

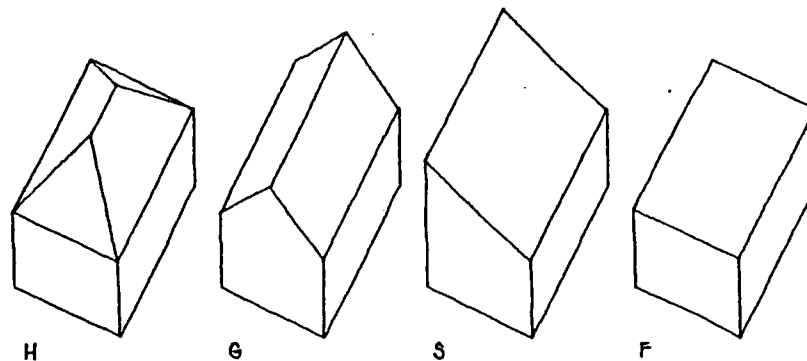


Fig. 4. Generic roof types: H: hipped; G: gable; S: shed; F: flat
(after Murphy).

The last aspect of mass used in describing core supratypes involves the orientation of the core on the site, relative to its facade. Facade is defined as that wall which is the architectural front of the house, facing the road or the street, which is usually but not always more highly decorated. Facades also usually but not always incorporate the main entrance. Orientation is expressed in latitudinal (La), longitudinal (Lo), and non-applicable (Na) terms. There are several core shapes for which orientation is not applicable. Since only two shapes, the square (S) and the rectangular (R), are statistically significant in South Bottoms, orientation will be discussed only for those two here.

For rectangular shapes, if the narrow (gable) end faces the street, the axis of its roof is perpendicular to the street. Its orientation is then termed longitudinal (Lo). If the eave side faces the street, its roof ridge runs parallel to the street and its orientation is described as latitudinal (La). Orientation is always applicable for rectangular cores.

For square shapes (S), where both the front and side dimensions are equal, we would normally consider orientation to be non-applicable (Na). This is true for squares with hipped or pyramidal roofs. However, if the square core is sheltered by a gable roof, the ridge provides an illusion of orientation as though it were rectangular in shape. Therefore, square shapes with gable roofs have orientation recorded in the same fashion as that of rectangular cores.

In summary, core supratypes are external massing categorizations applied to the core structure of houses. Core structure is the predominant mass element which cannot be further subdivided (that portion of the house exclusive of subordinate wings and porches). Five massing aspects of the core are used to derive the supertype---its shape, relative size, height, roof type, and orientation. Particular combinations of these aspects are designated numerically (S.#). (D. Murphy: South Bottoms Historic District National Register Nomination, 1987, 1-4).

Brown County House Types

The use of the Core Supertype analysis in the reconnaissance level survey proved beneficial in that it created an objective process of interpretation for the recording of historic residences. The residential properties documented by the Brown County survey are represented by 60 different supratypes. a numerical designation has been assigned to each of these 60 types (e.g., S.1,

S.2, S.3, etc.). A master list of the 60 individual types is included in this report as Appendix 3.

While 60 various supratypes may seem like a varied lot for 262 total resources, a somewhat more narrow group actually represents the majority of the supertype entries for Brown County. In fact, eight supertype categories account for 60% of all recorded properties. Furthermore, 43% of all Brown County houses fit into one of only four supertype categories. The supertype recording of historic houses has produced a large volume of data which can be analyzed in a infinite number of ways. However, in an attempt to present a concise and useful summary of the supertype data, Save America's Heritage has focused on the answers to two basic questions. These are:

1. What were the numerically significant supratypes of the entire county?
2. What were the numerically significant supratypes of town location versus those of rural location?

To answer these questions, a numerical analysis of the 60 supratypes was performed to derive a minimum level of significance. With a survey total of 262 houses, this minimum level was established at 7% necessitating a representation of 19 or more houses. Of the 60 supratypes generated by the Brown County survey, four individual types exceed the 7% level and are summarized in the following discussion.



Supratype No. 18; R, 1.5u, 1.0s, G, Lo. Among the 60 supratypes present in Brown County, Supratype No. 18 was the most frequently recorded house form representing 14.5% of the 262 surveyed houses. The essential characteristics of this type consist of a rectangular-shaped core with the narrowest dimension ranging from 20 to 29 feet, a height of one-story, and a gable roof running in a longitudinal orientation. This house type appears to have been started in the early settlement years of the 1890's and was carried into the 1920's where it was more commonly adorned with "craftsman" decorative motifs. The strong representation of this house type is due mostly to its predominant use in town locations. In fact, of the 38 houses recorded by the survey which employed the S.18 shape, 97% were found in town locations.



Supratype No. 17; R, 1.5u, 1.0s, G, La. Supratype No. 17 was the second most frequently recorded house form representing 11.5% of the 262 surveyed houses generated by the Brown County Survey. The essential characteristics of the S.17 are a one-story rectangular core placed in a latitudinal orientation with a side gable-end ranging in width from 20 to 29 feet. Most often these types appeared in the recognizable and generically known "bungalow" form. Their primary era of construction was from 1915 to 1930 and they were found predominantly in the towns (90%) of Brown County rather than outlying rural locations (10%).



Supratype No. 25; R, 1.5u, 1.0s, H, Lo. Supratype No. 25 was the third most frequently recorded house type in Brown County representing 9.2% of the 262 surveyed houses and differs only slightly from the aforementioned S.18. Both the S.25 and S.18 have an identical one-story rectangular core with one and one-half unit gable ends ranging from 20 to 29 feet. In addition, both types are placed in a longitudinal relationship to the street. The only difference between these two types is found in the roof form. The more popular S.18 is covered with a gable roof while the S.25 is capped with a hip roof. Further similarities are found in the distributional locations of these types. Like the S.18, this type was predominantly constructed in town locations. In fact, all but two of the 24 houses documented by the survey which employed the S.25 form were located in the towns of Brown County.



Supratype No. 13; R, 1.0u, 1.0s, G, Lo. Among the 60 supratypes present in Brown County, Supratype No. 13 was the fourth most frequently recorded house form representing 8.0% of the 262 surveyed houses. The essential characteristics of this type consist of a one-story rectangular-shaped core with the narrowest dimension ranging from 14 to 19 feet and a gable roof running in a longitudinal orientation. In most cases the core is flanked by a shorter side wing containing a one-story entry porch. This house type appears to have been started in the early settlement years of the 1890's. The locations of the 21 recorded houses employing the S.13 shape consist of 13 (62%) located in towns and 8 (38%) located in rural areas.

Important Themes of the Brown County Historic Buildings Survey

AGRICULTURE HISTORIC CONTEXTS IN BROWN COUNTY

Introduction

Nebraska is a state of great diversity. Diversities exist among its people, its lands, its topography and, of more immediate concern to this discussion, its agriculture. The agricultural diversity of the state of Nebraska has been forged through one hundred years of adaptation and evolution in a land once labeled the "Great American Desert". Since that time, the "desert" waste of Nebraska has been transformed into some of the most productive farm and ranch land in the United States.

The pattern for the diverse agricultural setting in Nebraska was primarily established between 1870 and 1930. The study of the various agricultural practises in Nebraska was first addressed in the 1930's by scientists from the University of Nebraska College of Agriculture. Their efforts focused upon the definition of "system-of-farming areas" and were published in Research Bulletins issued by the College of Agriculture Experiment Station. The two specific bulletins which focus on the definition of the types-of-farming areas are Research Bulletin Number 244, Types of Farming in Nebraska, by Harold Hedges and F.F. Elliott (May 1930), and Research Bulletin Number 299, Factors determining Type of farming Areas in Nebraska, by L.F. Garey (May 1936). The conclusions derived by these authors regarding the spatial distribution of the farming areas has generally held true to the present day as evidenced by the conclusions of James Williams and Doug Murfield in their Agricultural Atlas of Nebraska, (University of Nebraska Press, 1977).

The term type-of-farming is used to describe a group of farms which are

similar in size and enterprise combination. In this way, a group of farms having the same kind, quantity, and proportion of crops and livestock may be said to be following the same type of farming (Hedges and Elliott, pp. 3). Likewise, the term type-of-farming area, refers to an area within which there is a high degree of uniformity in the agricultural production and in the physical and economic conditions under which production takes place (Hedges and Elliott, p. 3).

The boundaries of the type areas defined by the aforementioned authors do not conform to the county boundaries imposed by state government. Instead, the boundaries divide the state into nine regions which are distinct from each other in the nature of their cropping and livestock systems (Hedges and Elliott, p. 21). These nine regions have been designated as type-of-farming areas and have been individually labeled with titles indicating both predominant agriculture and geography.

The nine areas defined by Hedges and Elliott are; 1). the Northeast Nebraska Intensive Livestock Production Area, 2). the Southeastern General Farming Area, 3). the Southern Cash Grain and Livestock Area, 4). the Central Corn and Livestock Area, 5). the Central Hay and Livestock Area, 6). the Sand Hill Cattle Ranching Area, 7). the Southwestern Wheat Area, 8). the High Plains Small Grain and Grazing Area, 9). the Irrigated Area.

No sharply defined boundary lines can be drawn between the areas. In most cases, the transition from one area to another is gradual. The differences lie mainly in the dominant enterprises and their relative importance in the farming systems (Hedges and Elliott, p. 22).

The boundaries originally delineated by Hedges and Elliott have subsequently been modified by the NeSHPO in an effort to incorporate them into the framework of historic context required by federal standards. With the previously mentioned regions serving as the basis for definition, the NeSHPO has developed a ten region geographic and agricultural definition of the state of Nebraska. The ten areas redefined by the NeSHPO and incorporated into their Historic Context framework are; 1). Southeastern General Farming (08.01), 2.) Northeastern Intensive Livestock Production (08.02), 3). Lower Niobrara Livestock, Wild Hay, and Cash Grain Production (08.03), 4). Loess Hills Livestock, General Farming, and Cash Grain Production (08.04), 5). Central Plains Cash Grain and Livestock Production (08.05), 6). Republican Valley General Farming, Cash Grain, and Livestock Production (08.06), 7). High Plains Cash Grain, Livestock and Potato Production (08.07), 8). Sand Hills Range Livestock Production (08.08), 9). Pine Ridge Range Livestock, Cash Grain and Potato Production (08.09), 10). Scottsbluff Livestock, Cash Grain and Root Crop Production.

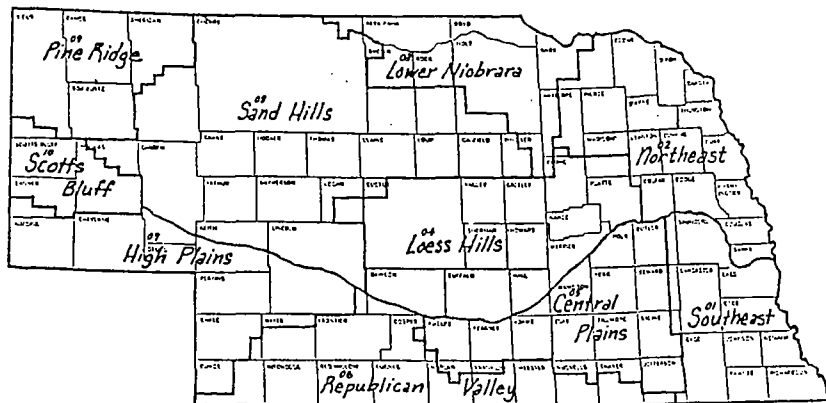


Fig. 5. Type-of-Farming and Geographic Regions for the state of Nebraska.

As evidenced by the map illustrated in Figure number 5, the type-of-farming regions which blanket the northern Nebraska Sand Hills Historic Buildings Survey area have been defined as the Sand Hills Range Livestock Production area and the Lower Niobrara Livestock, Wild Hay, and Cash Grain Production area. In an effort to address these two predominant type-of-farming regions, Save America's Heritage has included a discussion of the fundamental definitions of these farming types and the resulting set of historic buildings associated with their production.

Sand Hills Range Livestock Production

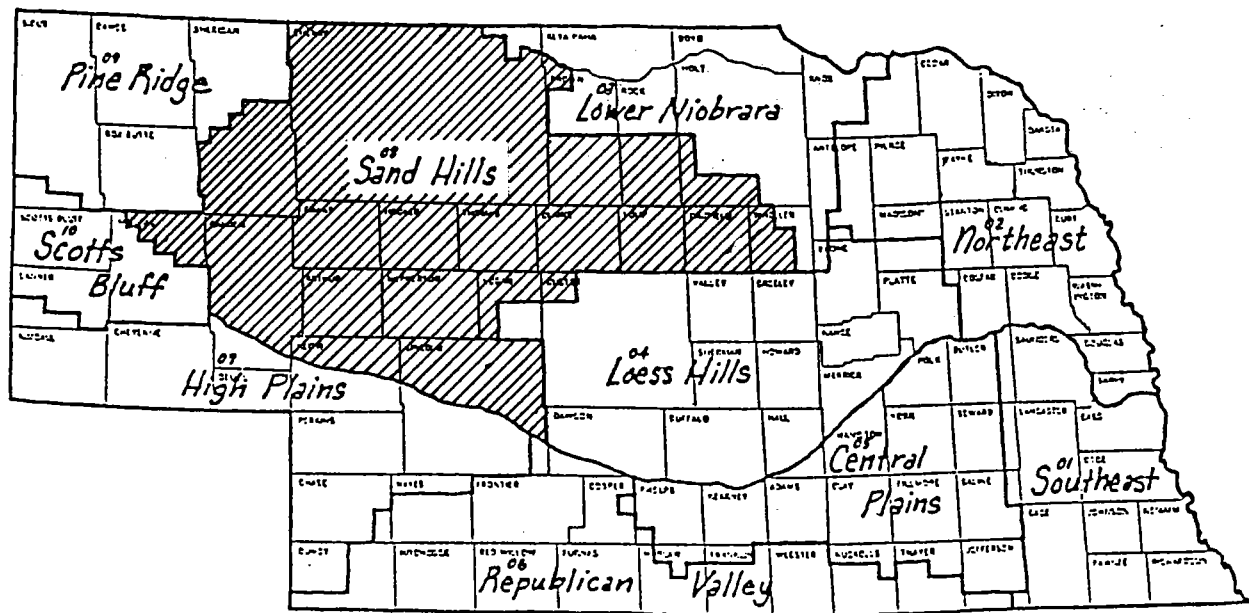


Fig. 6. The Sand Hills Range Livestock Production Area of Nebraska.

The Sand Hills Range Livestock Production area is located in the north-central and northwest portions of the state, (Figure 6). This area

extends northward from the Platte River Valley of western Nebraska to the South Dakota border and varies in width from 100 to 200 miles. One of the fundamental characteristics of this area is the extremely large proportion of land devoted to the grazing of cattle. True to its name, the Sand Hills Range Livestock area includes the Sand Hills region of Nebraska which is the largest soil and topographic region in the state (Garey 1936, p. 27). In fact, Nebraska's Sand Hills cover approximately one-fourth of the state and comprise the most extensive dune formation in the western hemisphere (Madson 1978, p.493). The Sand Hills country is characterized by low-lying dunes of sand covered by native grasses suitable for the grazing of cattle. There is little surface drainage due to the porous nature of the sandy soil. The vast dunes of the Sand hills lie above large aquifers which, in certain areas, reach a depth of one-thousand feet. Between the porous hills are numerous basins which sometimes widen into larger valleys. In many of these valleys the high water table has risen above the surface of the land and formed marshes, ponds, and lakes. The effect of the high water table is most evident in the presence of the 13,000 lakes scattered on the landscape of the north and west regions of the Sand Hills (Madson 1978, p. 499).

The soils of the Sand Hills region are exceptionally fine in texture and extremely susceptible to blowing. For this reason, it is the goal of the cattle producers to maintain the native grass covers which prevent "blow-outs" of the dune tops and provide the necessary supplements for grazing. Due to the presence of the sandy soils, the Sand Hills Range Livestock Production area is not conducive to the production of cultivated crops. In 1936, only

eight-percent of the area was deemed suitable for cultivation (Garey 1936, p.49). Only four percent of the entire region was classified as containing good soils and much of those areas were located along the river and streambeds (Garey 1936, p.49).

Given such environmental conditions it is easy to understand why the land is utilized principally for the grazing of cattle. With more than seventy-five percent of the land in pasture and the majority of the remaining lands utilized for hay production, the cattle enterprise is the logical choice as the farming type in this region (Hedges and Elliott, p.27). Hay, in combination with limited amounts of other grains provides the winter feed necessary for breeding herds. Since the grasses of the Sand Hills are not primarily suitable for the production of grass-fat cattle, these breeding herds are maintained and the young cattle from the area are typically sent to the corn belt region prior to final shipment to market (Hedges and Elliott, p.59).

The Sand Hills Range Livestock Production area, therefore, is essentially a cattle-raising area. The economic base is almost entirely from the sale of cattle with a small proportion coming from crop and dairy products. To illustrate the exclusivity of the Sand Hills as a cattle-raising region, data assembled by Hedges and Elliott showing the utilization of land area in the region from 1899 to 1928 has been illustrated in Table 2 on the following page.

Table 2: Utilization of Land in the Sand Hills Cattle Ranching Area, 1899-1928.

Land Utilization	1899	1909	1919	1924	1928
Cultivated Area	.5%	2.0%	3.9%	4.1%	4.2%
Wild Hay	3.9%	8.3%	10.5%	10.5%	11.0%
Pastures	11.3%	42.2%	63.2%	66.4%	80.3%
Land not in farms	84.3%	47.5%	22.4%	19.0%	4.5%

In reviewing this table, we see that the predominant trend among ranches in the Sand Hills was the increase of pasture land for the grazing of cattle. In fact, with the exception of the High Plains Small Grain and Grazing Area, by 1928 all other areas in the state had at least a double-digit split between cultivated acres and pastured lands. The only region to display a dominance in a singular agricultural type (in this case cattle) was the Sand Hills Range Livestock Production area. Therefore, comparatively speaking, no other single agricultural type is as important to its respective region as the cattle industry is to the Sand Hills Ranching Area.

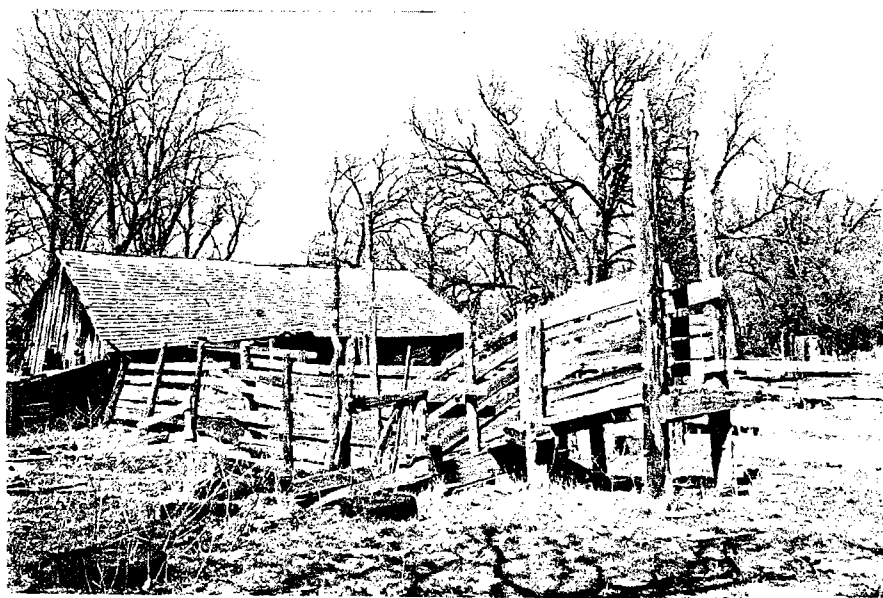
Property Types of the Sand Hills Range Livestock Production Area

In the property type discussions previously generated for the NeSHPO regarding ethnic-related contexts, the buildings of discussion were organized according to the separation of Old World and New World traditions. Unfortunately, the study of buildings associated with the Sand Hills Cattle Ranching do not lend themselves to this conceptual separation. While it is

acknowledged that the design and arrangement of farm buildings elsewhere in Nebraska may have been influenced considerably by cultural traditions, the buildings of the Sand Hills Range Livestock Production area are generally void of a significant ethnic influence. This is in part due to the minimal influx of foreign-born immigrants as well as the overall lack of a population base capable of transferring ethnically-associated building characteristics. Even if the potential for variances in cultural design were a valid concept in the Sand Hills Ranching Area, all cattle production requires a basic group of animal and human-related structures. The compulsory provision of food, shelter, and land was required regardless of ethnic influences. Based on this attitude, the following property type discussion will simply focus upon the basic structures associated with sand hills cattle ranching.

The sand hills ranching system requires a variety of buildings and skills necessary for the successful management of significant numbers of cattle. Ranches which have retained their pre-mechanization buildings will have a variety of structures important to the reconnaissance level survey. The buildings found on the Sand Hills cattle ranches are similar in some respects to those found on the Intensive Livestock Production farms of northeast Nebraska. The buildings, structures and objects of common reference are; cattle barns, cattle loafing sheds, implement sheds, cattle fencing systems, windmills, windbreaks and the occasional small-scale corn crib. In addition to these animal-related structures, a set of domestic oriented buildings are also found in each of these regions: the ranch or farm house, wash houses, privies, cellars, milk houses, smoke houses, gardens, and chicken houses.

However, it is more significant at this time to note the additional set of buildings found exclusive to the Nebraska Sand Hills Range Livestock Production area. All of the buildings mentioned in this category were constructed to either satisfy the management needs of the cattle themselves or to shelter the activities of the ranch hands employed in handling the herds. The buildings associated with the labor force include; bunkhouses for sleeping quarters, saddle sheds for the storage of riding equipment, cookhouses to prepare large group meals, and commissaries for the serving of those meals. The specific structures or objects created exclusively for the handling of cattle include; dipping stations for the cleaning and health maintenance of cattle, vaccination/branding stanchions for the immunization and identification of stock, breaking pens for the implementation of working stock, sorting pens for the management and separation of bulls, calves and heifers, holding corrals usually located in outlying pasture land, and loading chutes for the eventual shipping of sale-bound cattle.



In addition to the fact that there exists a unique set of structures exclusive to Sand Hills cattle ranching, it is also important to note that the visual characteristics of a Sand Hills ranch are also unique in comparison with other type-of-farming areas in Nebraska. The overpowering presence of the Sand Hills landscape immediately imparts a mentality of no-nonsense survival tempered by intriguing beauty. The most visually and emotionally accurate description of a Sand Hills ranch read by the author to date is found in John Madson's adventure to the Abbott Ranch in west-central Cherry County (National Geographic, Oct., 1978).

From the main highway the road back to the ranch is nine tough miles of ruts and sand traps. The farther you go, the more you wonder where you made the wrong turn. Suddenly, around the shoulder of a high ridge, there is ranch headquarters. The main house, in a grove of cottonwoods and box elders, is 67 years old, high-ceilinged and spacious. Nearby stand the bunkhouse and cookhouse, and set into the side of the ridge is a combination butcher shop, creamery, and commissary that can feed the ranch crew for two months if blizzards close the road.

Across the ranch yard, a blacksmith forge and machine shop are equipped to serve either horse or tractor. Beyond the pens, corrals, loading chutes, and dipping tanks lies a broad, sheltered valley with herds of wintering cattle. There is a certain quality about a working ranch like this; it is a window into yesterday, with something unchanged since before the ranges were fenced.

And it is indeed true that the appearance of a Sand Hills ranch nestled among billowing hills imparts an ageless "old west" quality. A quality perhaps derived in part from its early beginnings as an outgrowth of the Texas cattle industry.

Lower Niobrara Livestock, Wild Hay, and Cash Grain Production.

The Lower Niobrara Livestock, Wild Hay and Cash Grain Production area is located in the north-central portion of the state, (Fig. 7). This region is quite irregular in shape, but basically consists of an area which extends thirty to eighty miles south from the South Dakota border and includes the Niobrara and upper Elkhorn River valleys. This area is between the Loess Hill region in the eastern part of the state and the Sand Hill region in the north-central and northwestern part of the state (Garey, p. 28). Because of this location, it is considered an area of agricultural transition between the Sand Hills cattle country to the west and the Northeast Intensive Livestock area to the east.

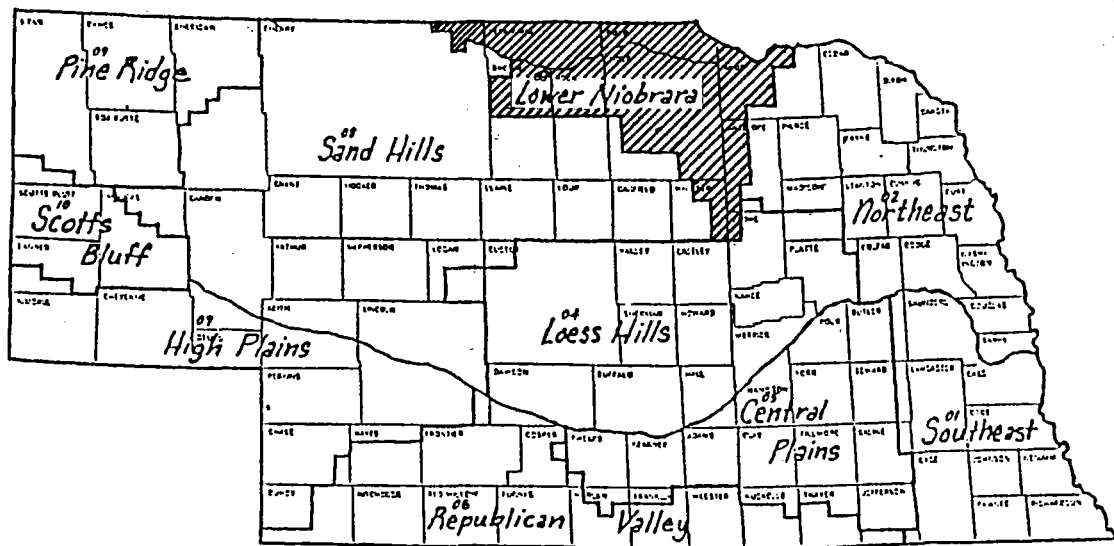


Fig. 7. Lower Niobrara Livestock, Wild Hay and Cash Grain Production area.

The Lower Niobrara Livestock, Wild Hay and Cash Grain Production area is characterized by the combination of cattle grazing, wild hay production, and crop farming. However, during the period of historic importance (1890-1915) less dependence was placed upon crop farming and more upon hay production and grazing (Hedges and Elliott, p. 57). Wild hay was the principal source of income in the area and, from 1910 to 1934, approximately one-half of the crop land was devoted to the production of wild hay (Garey, 1937, p. 28).

Table 2: Percentage of crop land occupied by crops designated for the period 1910-1930, Lower Niobrara Livestock, Wild Hay and Cash Grain Production area.

Percentage of crop land	1910	1915	1920	1925	1930
Wild Hay	48.0%	46.0%	51.0%	54.0%	50.0%
Alfalfa	3.0%	5.0%	6.0%	4.0%	3.0%
Rye	3.0%	6.0%	6.0%	3.0%	8.0%
Oats	12.0%	8.0%	8.0%	5.0%	8.0%
Wheat	4.0%	3.0%	1.0%	1.0%	1.0%
Corn	30.0%	32.0%	28.0%	29.0%	24.0%
Other	---	---	---	4.0%	6.0%

*Source: The University Of Nebraska College of Agriculture Experiment Station Research Bulletin No. 299, May 1936.

The suitability of the region for hay production and grazing is based upon the environmental conditions which exist in the area. Like the neighboring Sand Hills, it is an area of light sand-based soils which are highly susceptible to blowing and erosion. The early permanent white settlers found it essential to maintain a grass-covering and prevent the development of "blow-outs" (Hedges and Elliott, p. 13). Based on the susceptibility of the soil to wind erosion,

the most suitable system of farming available to the settlers in the region was the utilization of native vegetation. The type of farming subsequently established consisted of the cutting of native grass hay and the open grazing of cattle. A specific portion of the area adjacent the upper Elkhorn River valley in Rock and Holt counties was particularly significant as a source of market hay during the period of historic importance (Hedges and Elliott, p. 12). In addition to this, other portions of the region contained flat-level stretches of land known locally as "hay flats". Wild hay was the principal source of income for the area. Many of the permanent settlers in the Elkhorn River valley relied upon the hay business for employment. These occupations involved hay stacking, bailing, hauling, and the eventual loading of hay on railroad cars (Rock Co. Centennial, p. 12). The climax of the wild hay industry occurred during the first decade of the twentieth-century. During this time, the northern sections of Brown and Rock counties earned the reputation as valuable hay land with profits reaching all-time highs. The presence of the railroad facilitated the growth of the Wild Hay industry by providing transportation to regional markets.

However, since the first and second decades of the twentieth-century, the Lower Niobrara region has achieved a more diverse agricultural scenario. The introduction of cash grain crops and the decreased profitability of the wild hay industry has created a more balanced farming system. The split in agricultural personalities between northern and southern Brown County was very obvious to the reconnaissance survey team. The predominant influence of range livestock production was clearly witnessed in the Sand Hills region of southern

Brown County while the terrain of northern Brown County is not as physically suitable for the large scale production of range livestock.

The properties documented by the Brown County Historic Buildings Survey which displayed a potentially significant association with the Historic Context of Lower Niobrara Livestock, Wild Hay and Cash Grain Production have been included in the Preliminary Inventory for this subject found on page 44.

THE IMPACT OF THE KINKAID AND HOMESTEAD ACTS IN THE NORTHERN NEBRASKA SAND HILLS



The Homestead Act, and more importantly the Kinkaid Act, had a significant impact on the settlement of the Sand Hills region. Under the patronage of these acts, the population of the Sand Hills region increased tremendously. The influx of settlers spawned an era of economic prosperity which witnessed the construction of a significant number of rural buildings. In order to satisfy the requirements of their claim, the homesteaders and more significantly the Kinkaiders, were required to reside on their claims therefore necessitating the construction of buildings for human and animal occupancy. It is these buildings which are of particular interest to the survey results based on their relation to this important period of settlement. Based on the contributions these acts made to the historic built environment of the northern

Sand Hills region it was considered necessary to discuss their provisions and subsequent impact.

During the first two decades of the settlement of Nebraska (1855-1875), the Sand Hills region was left largely unsettled and remained part of Nebraska's unorganized territory. The entire region was known as Sioux country and official business was conducted through Cheyenne County. By the late 1870's and early 1880's, the Sand Hills area was beginning to experience its first influx of settlers. The period of initial settlement that followed (1880 to 1890), was one of generally good conditions and settlement increased at a steady rate. It was during this period that the first impact of the Homestead Act of 1862 was felt in the northern Nebraska Sand Hills region. While the eastern counties of the northern Sand Hills study area (Keya Paha, Brown, Rock, Blaine, Loup) had experienced homestead claims in the 1870's, the first claims filed in the western counties (Cherry, Grant, Hooker, Thomas) occurred between the years of 1880 and 1886.

The Homestead Act of 1862 provided for up to one-quarter section of "free" land (160 acres) to heads of families who had paid the \$10.00 filing fee and resided or cultivated the land for five consecutive years. Supplemental to the Homestead Act was the Timber Culture Act approved by Congress in 1873. It provided that a homesteader could acquire any additional one-quarter section by planting 40 acres with trees and caring for them for ten years.

Prior to the influx of homesteaders into the Sand Hills, a portion of the region was occupied by large cattle companies using the public domain of the open range for the grazing of cattle. When the homesteaders began to stake their claims, the open range land used by the cattle companies was subdivided

into smaller properties of 160 to 320 acre holdings (Olson, p. 192). The majority of homesteaders, in compliance of the Act, began to cultivate the land of the northern Sand Hills. However, this proved to be an ill-fated decision due to the high susceptibility of the sand-based soil to erosion. Once the grass covered mantle was tilled under for cultivation large "blow-outs" resulted and the land which had been cultivated was rendered useless. By the end of the 1880's, the perception of the Sand Hills as an inadequate region for cultivation had been realized (Tubbs, p. 117).

In the 1890's, faced with drouth, grasshopper plagues and economic depression, many settlers returned east or moved further west and the area experienced its first loss in population. Because of the events this decade, the ultimate impact of the Homestead Act in the northern Sand Hills was relatively short-lived and uneventful. This however, is in marked contrast to the impact of the Act in Nebraska as a whole.

Under the impetus of the Homestead Act and other land promotions, settlers poured into the state literally by the thousands. The population of Nebraska increased from 452,402 in 1880 to 1,058,910 in 1890, a total increase of 134% (Olson, p. 195). Also during the decade of the prosperous 1880's, twenty-six counties were organized throughout the state leaving only four counties as yet unorganized. While a great deal of credit must be given to settlement that resulted from the arrival of the railroads, it was through the Homestead Act and related federal legislation that much of Nebraska's rural lands were settled (Olson, p. 157).

Despite the statewide success of the Homestead Act, the only successful use made of the law in the Sand Hills was by cattlemen who used it to secure

stream fronts and water holes. In fact, a great deal of the Sand Hills area had never been homesteaded and was used only for open grazing (Tubbs, p. 118). The condition of the homesteaders in the Sand Hills region during the 1870's convinced much of the population that the settlement of the area under the existing Homestead or Timber Claim Acts was not satisfactory. The land which the settlers could obtain was not sufficient for sustaining a livelihood in the Sand Hills region. Even in the areas of the Sand Hills where cultivation of crops was possible, 160 to 320 acres was simply not an adequate amount for a single-family property. The original intent of the Homestead Act was to distribute the land in humid areas east of the 100th meridian but it made no provisions for increasing the size of the claim for those areas with insufficient rainfall of inadequate soils (Reynolds, p. 20). The desperate plight of the homesteader in the Sand Hills region gradually gained the support of regional and national politicians. In fact, prior to the drouth-stricken 1890's, the Public Lands Commission of 1879 recommended a homestead on grazing lands of four square miles. Cattlemen, however, were naturally satisfied with existing conditions and the four section recommendation was never accepted.

However, the idea of an enlarged homestead as a means of settling the Sand Hills was revived by T.A. Fort of North Platte following the drouth of 1890 (Tubbs, p. 118). Fort proposed a homestead of two square miles (2,560 acres) with a requirement of five years residence and annual improvements on the land (Tubbs, p. 118). By 1900, Fort had interested the recently elected Congressman William Neville in his new proposal. In 1901, Neville introduced a bill to provide a two-square mile homestead but the proposal never advanced pass the committee stage (Tubbs, p. 118).

One year later, in 1902, President Theodore Roosevelt called attention to the inadequacy of the quarter-section homestead in the arid western lands. Although Roosevelt made no specific proposals, the road was paved for congressional action. The leadership for this action was assumed by Moses P. Kinkaid of O'Neill, Nebraska who had defeated Neville in the 1902 race for the sixth district congressional seat. In April 1904, Kinkaid introduced a bill to the House of Representatives which would eventually change the settlement history of much of Western Nebraska. The intent of the bill was to "amend the homestead laws as to certain unappropriated and unreserved lands in Nebraska," (Reynold, p. 21).

The bill, as presented to the committee on Public Lands, requested a homestead of 1,280 acres in thirty-seven Nebraska counties to be acquired by a residence of five years and improvements of \$1.25 per acre for each acre claimed. The committee amended the bill to 640 acres and recommended it to the house on April 13, 1904, stating that the increased size of the homestead would compensate the homesteader on quantity of land for what it lacked in quality and productiveness (Reynolds p. 22). The report by the committee emphasized that, from 1875 to 1904, the land to which the bill applied had been rejected by homesteaders who had settled only on the quarter sections of land good enough to support cultivation. This pattern had left open for settlement the semi-arid grazing lands incapable of supporting a profitable farm on only 160 acre tracts of land (Reynolds page 22). The report also stated that, in numerous cases, the homesteaders who did file claims on the unsuitable areas had only done so with the intent of selling the land to the cattlemen once their claim was fulfilled. A committee was appointed to work out the

differences between the two bills and, after approval of both houses, the Kinkaid Act was signed by President Roosevelt on April 28, 1904.

The final form of the bill provided that the homestead unit should not exceed 640 acres and that any lands which were irrigable should not be open to entry (Reynolds p. 23). Homesteaders in the territory who had occupied lands already under entry were allowed to claim adjoining lands up to the 640 acre total and have their existing house serve as the residence for the additional land (Reynolds p. 23). The additional land was then given final proof five years after the filing date.

Evolution of the Family Ranch

"After the new house was built, my grandfather's house was torn down...it used to sit where that concrete shop is now," (Tim Ganser interview, November 1988). This casual description given by one of the ranchers concerning his original family homestead, exemplifies the evolution of the family ranch. From original homesteaders to present day ranchers, the family ranch has not been ignorant to change. Over the years original homesteads have either expanded as a result of prosperous growth or dwindled to the point of raw survival as a result of changing times. It is the first of these scenarios in which we wish to explore further. As acknowledged, the physical components of the family ranch which combine to comprise one unit have evolved from a series of technological advances.

Population growth to the sandhills region saw a major increase during the teens as a result of the Kinkaid Act. Under this act settlers could claim up to 640 acres of land where previously only a maximum of 160 acres was obtainable. Thousands of acres owned by the government were granted over to eager settlers. Mari Sandoz described these people in Sandhills Sundays, (1930):

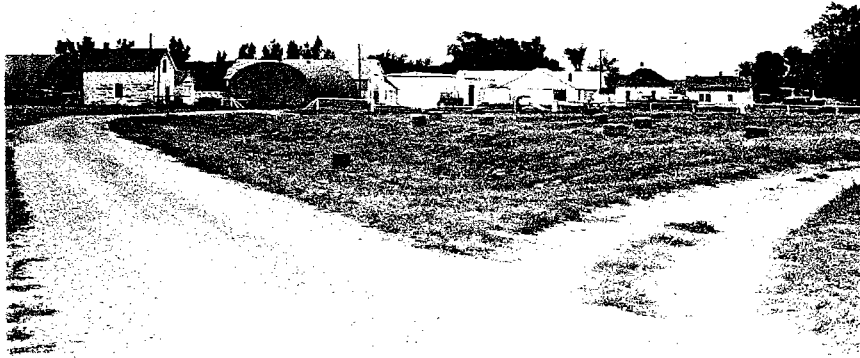
"...perhaps a potential settler should realize from the start that homesteading was not for the timid, and as soon as a man could say "I'm looking for me a piece of government land-" he was among friends. He and any family he had were welcome to eat at our table and sleep in our beds even if we children were moved to the floor. This was naturally all agreed beyond the twenty-five dollar locating and surveying fee Old Jules charged whenever the settler managed to get the money. Often the family stayed with us until their house was up."

After the acreage was located and property markers were established, the homesteader began the task of breaking the virgin ground. Farming was the original intention but the sandy composition of the land would soon prove otherwise. Simultaneous to the turning of the land came the construction of a dwelling. Making do with material at hand, many of the early shelters were built out of sod or in the earth itself. Lumber was also available via the railroad. Other buildings essential to the ranch practice such as an outhouse, barn, and other outbuildings, soon followed. These structures were most always constructed of lumber.

As the family ranch continued operation, there began a transfer of responsibility from one generation to the next. Children became apprentices to the practices of ranch operation for in time, they would assume responsibility. This transfer of control creates the second generation family ranch.

The Kinkaid Act becomes a historic document representing a stage in early settlement. By this time, methods for ranching have been established. There also exists a house, and the other necessary outbuildings. Changes made to the ranch will build upon what already exists. Additions to the house take place as the family continues to increase. Technological advances in farm machinery require buildings to house them. It is in this period that we see the physical fabric of the ranch expand with refinement in experimental operation.

As the third generation assumes responsibility for the family ranch, changes in building functions begin to shift. Because of modern conveniences such as indoor plumbing and electricity, the original house has become



unfavorable as the main dwelling. A new main house is built with the former house left for the grandparents to live. Eventually, the original house either falls in disrepair, is used for scrap materials, or becomes an outbuilding to house livestock or grain. Sheathing material such as stucco and tin also find practical use in the protection of deteriorated outbuildings in need of repair. One by one the original frame homestead buildings begin to fall. The once important large gambrel roofed barn finds minor use as a part-time garage. The two tall silos flanking it threaten to collapse. But behind the barn is a complex of new pre-fabricated with gleaming metal roofs (J.B. Jackson, 1984).

Prefabricated buildings designed and manufactured by large companies from far away places find their way into the ranch landscape. The symbiotic relationship once held by the buildings and the settlers who created them becomes blurred. Even the family house each one unique to its environment

slowly disappears in favor of the more economical, more temporary, more impersonal trailer house.

In the course of roughly 100 years, the evolution of the family ranch in Nebraska's Sandhills region has experienced major change. Today's vision of the ranch landscape is expressed in pictures of large frame houses and gambrel roofed barns. Will tomorrow's ranch landscape consist of trailer homes and Behlen buildings?

Catalogue Houses

The homesteader got most of his items through mail order catalogues, including, sometimes, his wife, if one could call the matrimonial papers, the heart-and-hand publications, catalogues. They did describe the offerings rather fully but with, perhaps, a little less honesty than Montgomery Ward or Sears Roebuck.

Sandhill Sundays (1930) by Mari Sandoz

Before the days of modern transportation, the physical landscape of many regions influenced and dictated the type of architecture executed. The Sand Hills region of Nebraska offered very little in terms of native building materials for homesteaders. They made do with materials at hand which consisted of a few trees for lumber and plenty of sod for "bricks". The sod house came to represent a common house type known to the plains. Landscape historian J.B. Jackson, described the limitations of materials in the built environment in his book Discovering The Vernacular Landscape, "...In the West... new houses are either of the prefabricated, mail-order variety or made of concrete block for lack of inexpensive lumber," (1984).

Soon after early settlement, the newly established railway system began shipping merchandise to once isolated places. The availability of lumber increased and it soon became the dominant building material. Construction on the plains was at its peak.

The late 19th and early 20th centuries were ripe for entrepreneurs who sold architectural plans as well as the houses themselves. The Hodgeson Company, Alladin Homes, Montgomery Ward, and Sears and Roebuck all had their start in the prefabricated housing business between 1895 and 1910. Sears however, was the largest: its sales reached 30,000 houses by 1925 and nearly

50,000 by 1930, more than any other mail order Company (Stevenson and Jandl 1986).



"The Hampton" was available from Sears and Roebuck (1925-29), from Houses by Mail, Stevenson and Jandl, 1986.

Although catalogue houses were available anywhere the railroad went, popularity of these houses was concentrated in the midwest. Nebraska, and more specifically the sand hills region were not excluded from this 20th century phenomena. Stevenson and Jandl (1986) have identified 20 Sears mail-order houses constructed in Nebraska according to the records from the Sears archives. Documentation of houses includes style, location, and date of construction. Unfortunately, the Sears Company did not keep extensive records on every house sold. Further, numerous house plans were sold without the pre-cut lumber package. In these instances, it is even harder to estimate how many of these houses were actually built and even more difficult to locate. To further complicate matters, it is very difficult to identify a catalogue house just by viewing the exterior. Sears offered a wide selection of the most

sought-after styles. They also welcomed alterations to existing plans as well as custom designed houses.

Save America's Heritage recognizes the importance of catalogue houses to the history of Nebraska. Through the thirty years of catalogue house production, catalogue house companies, especially Sears, has set impressive records of houses sold. Unpretentiously, these houses have been integrated into the architectural landscape and are symbols of innovation in the modern housing industry. The sheer number which were estimated to have been built testifies to the popularity of catalogue homes and reflects twentieth-century attitudes.

RECOMMENDATIONS FOR FUTURE WORK

Throughout the duration of the Brown County survey, random observations were recorded in an effort to later construct recommendations for future work. The general impressions recorded by the survey team were then combined with a post-survey analysis of documented historic properties. The resulting recommendations were conceptualized by Save America's Heritage to fit the "tools" of preservation and documentation available to the Nebraska State Historic Preservation Office. These tools consist of Multiple Property, Historic District, and individual nominations to the National Register of Historic Places as well as intensive survey relating to Historic Context Reports.

The following suggestions are separated into two categories and are presented as follows: 1) NeSHPO National Register Follow-Up, and 2) Potential Historic Context Studies.

National Register Recommendations

The first of the two categories, the NeSHPO National Register Follow-Up, is a basic summary of the potential National Register of Historic Places listing activities associated with the Brown County survey.

Save America's Heritage strongly suggests the drafting of nominations for all properties judged by NeSHPO staff as potentially eligible for the National Register of Historic Places. The drafting of these nominations may occur in two basic forms. First, as Multiple Property nominations for all properties which relate to Historic Contexts developed by the NeSHPO, or as individual

nominations of the 42 properties listed in the Preliminary Inventory of Brown County historic properties. The properties which appear in the Preliminary Inventory (see p. 24-81) are those which appear potentially eligible for the National Register and should be acted upon immediately following the submittal of this report.

Potential Historic Context Studies/Multiple Property Nominations

The following priority for future work recommended by Save America's Heritage is presented at this point as the topics which appears to have the greatest potential for development into Historic Context Reports. The bases for these suggestions were derived from pre-survey research, agricultural analyses, and reconnaissance survey observations.

1. Lower Niobrara Livestock, Wild Hay and Cash Grain Production (08.03)

Despite the lack of a substantial number of potentially eligible properties, it is Save America's Heritage recommendation that the Lower Niobrara Livestock, Wild Hay and Cash Grain Production Historic Context Report (08.03) be developed by the NeSHPO. The development of this context will undoubtedly be of importance to the northern Nebraska Sand Hills region and will include the northern portion of Brown County. The reconnaissance survey of Brown County recorded a total of sixty-five rural properties with thirty of these potentially related to the Lower Niobrara Livestock, Wild Hay and Cash Grain Production Historic Context (LNLWHCG). Of the thirty properties

preliminarily assigned to the LNLWHCG context, only one was included in the Preliminary Inventory of potentially eligible properties.

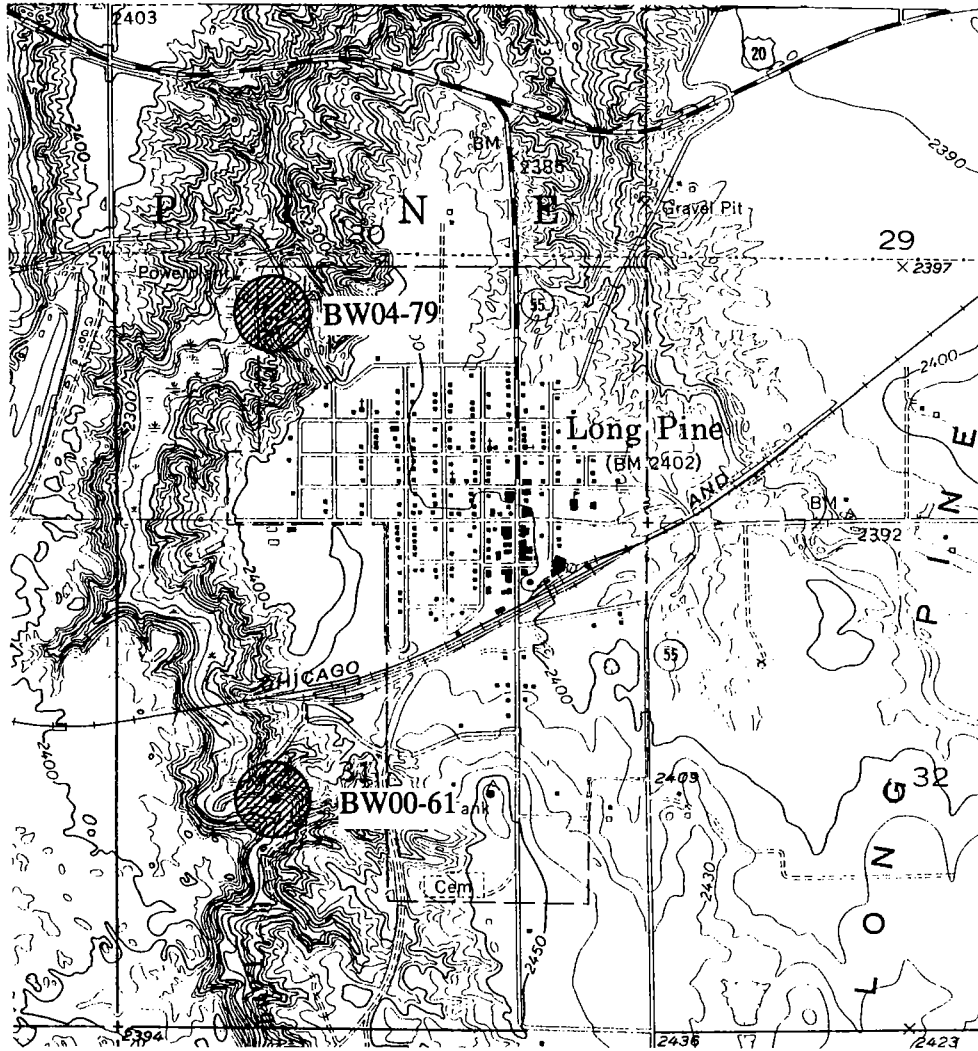
The further delineation of contributing versus non-contributing characteristics of Lower Niobrara LWHCG ranch buildings by the Historic Context Report is necessary for the further examination of those properties excluded from the inventory based on reconnaissance survey observations. For a more detailed discussion of this topic, please refer to the article on Lower Niobrara Livestock, Wild Hay and Cash Grain Production found on page 102. In addition, a Preliminary Inventory of the property potentially significant for its association with Lower Niobrara LWHCG agriculture is found on page 44.

It is important to note that many of the Agriculture (08.) properties recorded by the survey are not significant exclusively for their association with Lower Niobrara Livestock, Wild Hay and Cash Grain Production. These properties have also been considered significant for their potential association with the Historic Contexts of Settlement (16.01) and/or Sand Hills Range Livestock Production (08.08).

2. Kinkaid Act Settlement in Keya Paha County

The second recommendation for future research in Keya Paha County is the examination of the properties related to Kinkaid Act Settlement. This subject has been touched upon in the recommendation discussed above and is one of the possible areas of significance for the rural properties recorded by the survey. For a discussion of the impact of the Kinkaid Act in the northern Nebraska Sand Hills, please refer to the discussion found on page 106.

3. Leisure and Recreation (07.06) Multiple Property Study



Located near the town of Long Pine exists two properties which are unique to the region: The Pines (BW04-79), and Hidden Paradise (BW00-61), each containing a collection of leisure and recreation related buildings.

Hidden Paradise was started in 1912 by Carleton Pettijohn Sr. as a resort.

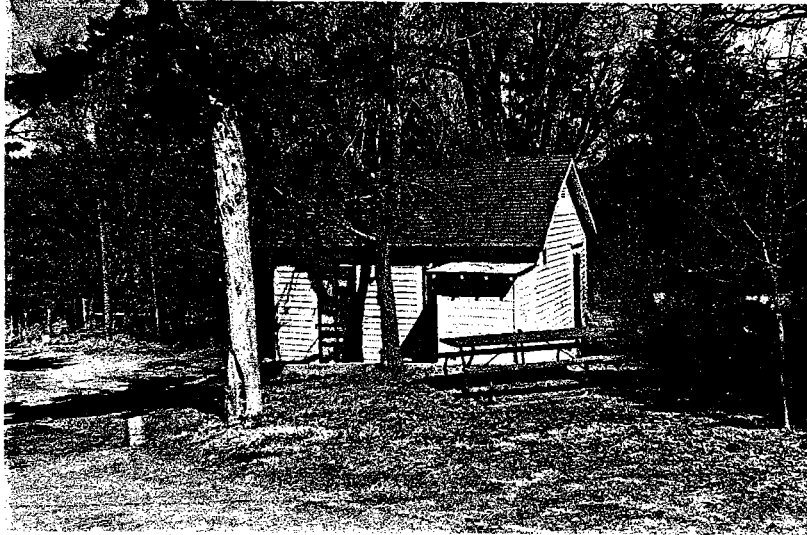
Located just southwest of Long Pine, the original collection of 30 cottages, a plunge, and a dance pavilion provided the citizens of Long Pine and surrounding communities a place of rest and relaxation. The name "Hidden Paradise" proves appropriate given the location. The original cabins (in addition to many added later), occupy the valley of the Long Pine Creek; many cabins are located on the opposite side of the creek. The image of a "Paradise" is further accentuated by rustic wooden planked bridges--one for each cabin. Long Pine Creek is the dominate feature of Hidden Paradise and still provides a soothing sound as well as trout fishing.



BWOO-061: c.1915 Cabin, Hidden Paradise Resort

During the resorts height of popularity (c.1940's), Hidden Paradise became noted for its visiting dance bands which included such notables as Lawrence Welk and Lee Williams. Today, Hidden Paradise consists of vacation cabins dating from the resort's early development and more recent summer homes and permanent residences dating as late as the 1980's. Historic integrity of the

earlier structures is low due to the resort's popularity and numerous alterations through the years. Other buildings consist of a restaurant/dance hall and a small motel added during the 1950's.



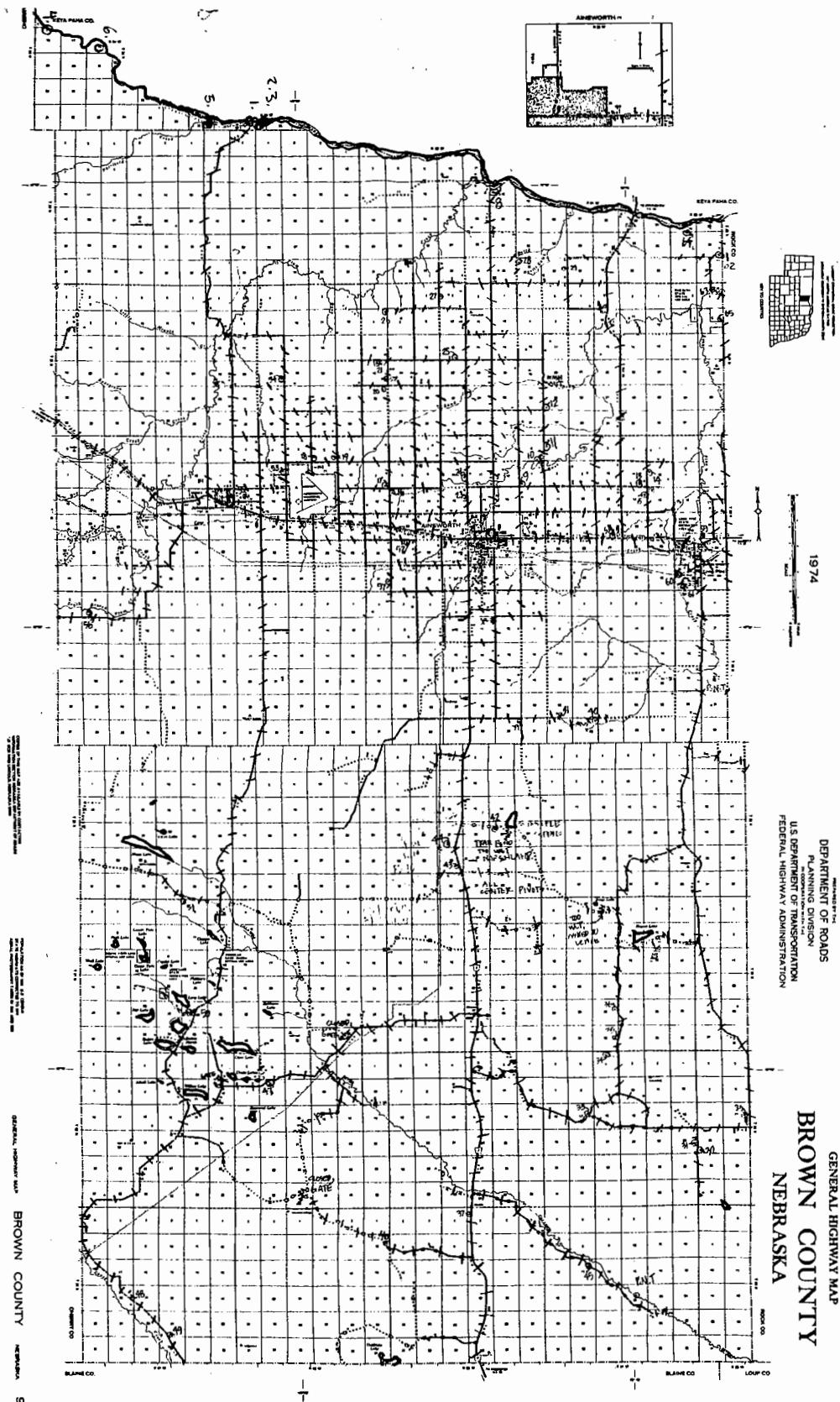
BW04-79: c.1920 cabin, The Pines resort.

The Pines is the second property being suggested for future research. This collection of 12 cabins is located northwest of Long Pine, just south of the Long Pine State Recreation Area. Whereas Hidden Paradise functions as a resort community, The Pines operates as a place for overnight lodging. The clapboard circa 1920's cabins are situated in a random fashion on a mature, landscaped site. Like the natural beauty of Hidden Paradise, The Pines also takes advantage of Long Pine Creek. An interesting observation can be made in the twelve cabins which occupy this site: each cabin differs slightly in plan--some have small screened porches while others are totally enclosed. The placement of each cabin also provides a sense of seclusion for the overnight

guest. All twelve cabins, in addition to four frame privies, two frame sheds, and the main house remain in good condition.

Save America's Heritage recognizes the importance of Hidden Paradise and The Pines to the development of Diversion related properties in Nebraska. Though the majority of Hidden Paradise's buildings lack the historic integrity criteria, an overall significance is understood to be worthy of future study. Both developments grew out of the Development and Growth temporal period (1890-1920) when the state's economy was strengthening and the automobile was providing a new found mobility. The Pines and Hidden Paradise reflect this early cultural need and continue to provide a place of recreation and relaxation today.

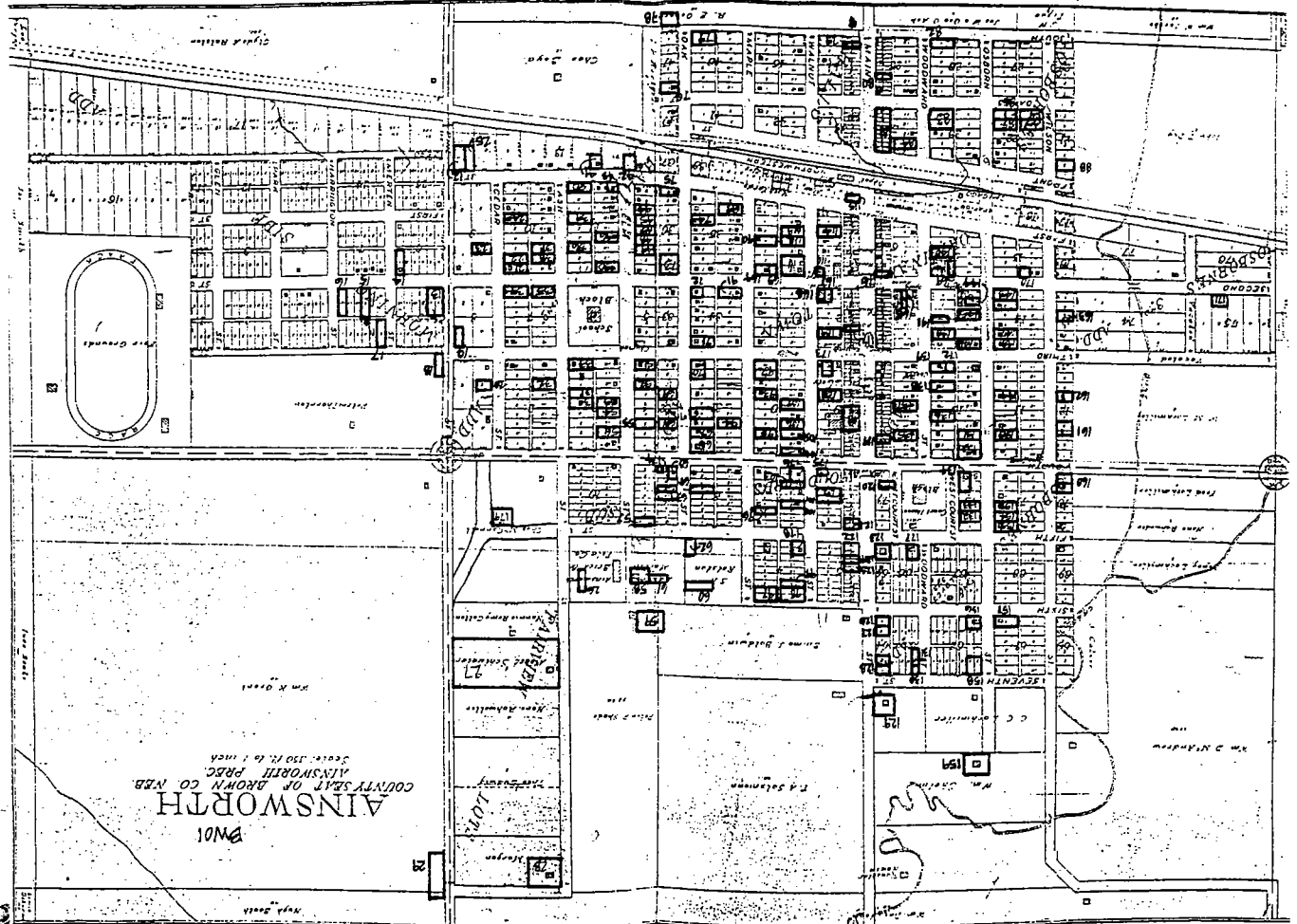
APPENDICES



BW00: BROWN COUNTY RURAL INVENTORY

NeHBS NUMBER	DATE	RESOURCE/Common NAME	HISTORIC CONTEXT	CONTRIBUTING				PROPERTY TYPE
				Bldgs.	Sites	Struct.	Obj.	
BW00-008	C1900	ABAN SCHOOL	06.01.01	1	0	0	0	06.3.1:1
BW00-009	C1910	ABAN HOUSE	16.01	1	0	0	0	16.5.1
BW00-010	C1890	ABAN FARMSTEAD	08	2	0	0	0	08.1
BW00-011	C1910	ABAN RANCH	08	5	0	0	0	08.1
BW00-012	C1910	ABAN RANCH	08	7	0	0	0	08.1
BW00-013	C1917	SCHOOL	06.01.01	1	0	0	0	06.3.1
BW00-014	C1912	ABAN RANCH	08	5	0	0	0	08.1
BW00-015	C1925, 1948	RANCH	08	11	0	0	1	08.1
BW00-016	C1905	FANSCHER FARMSTEAD	08	7	0	0	1	08.1
BW00-017	C1915	ABAN SCHOOL	06.01.01	2	0	0	1	06.3.1:1
BW00-018	C1915	HOUSE	08	2	0	0	0	08.1
BW00-019	C1910	HOUSE	08	1	0	0	0	16.5.1
BW00-020	C1905	ABAN RANCH	08	3	0	0	0	08.1
BW00-021	C1905	ABAN FARMSTEAD	08	4	0	0	0	08.1
BW00-022	C1910	RANCH	08	3	0	0	0	08.1
BW00-023	C1910	ABAN RANCH	08	4	0	0	1	08.1
BW00-024	C1915	ABAN RANCH	08	7	0	0	1	08.1
BW00-025	C1910	ABAN HOUSE	08	2	0	0	1	16.5.1
BW00-026	C1915	RANCH	08	6	0	0	1	08.1
BW00-027	C1910	ABAN RANCH	08	8	0	0	1	08.1
BW00-028	C1890	ABAN HOMESTEAD	08, 16	7	0	0	1	08.1
BW00-029	C1910	ABAN HOUSE	16.01	1	0	0	0	16.5.1
BW00-030	C1910	RANCH	08.08	5	0	0	2	08.1
BW00-031	C1915	ABAN SCHOOLHOUSE	06.01.01	1	0	0	0	06.3.1:1
BW00-032	C1910	ABAN HOUSE	16.01, 08	2	0	0	0	16.5.1
BW00-033	C1915	RANCH	08.08	5	0	0	1	08.1
BW00-034	C1905	ABAN RANCH	08.08	7	0	0	1	08.1
BW00-035	C1900	ABAN RANCH	08.08	1	0	0	2	08.1
BW00-036	C1913	ABAN RANCH	08	6	0	0	1	08.1
BW00-037	C1890	ABAN HOMESTEAD	16, 08.08	3	0	0	3	16.5.1
BW00-038	C1900	ABAN RANCH	08	4	0	0	1	08.1
BW00-039	C1910	ABAN SCHOOL	06.01.01	1	0	0	0	06.3.1:1
BW00-040	C1910	RANCH	08.08	2	0	0	1	08.1
BW00-041	C1900	ABAN SCHOOL	06.01.01	1	0	0	0	06.3.1:1
BW00-042	C1900	ABAN RANCH	08.08	3	0	0	1	08.1
BW00-043	C1900	ABAN RANCH	08.08, 16	1	0	0	1	08.1
BW00-044	C1910	SCHOOL	06.01.01	1	0	0	0	06.3.1:1
BW00-045	C1910	ABAN SCHOOL	06.01.01	1	0	0	2	06.3.1
BW00-046	C1900	ABAN HOMESTEAD	16.01, 08	1	0	0	1	16.5.1
BW00-047	C1900	ABAN SCHOOL	06.01.01	2	0	0	2	06.3.1
BW00-048	C. 1912	ABAN SCHOOL	06.01.01	1	0	0	0	06.3.1:1
BW00-049	C1928	CANNON'S STORE & P.O.	12.02, 04	2	0	0	1	12.1.1, 04.2.3

NeHBS NUMBER	DATE	RESOURCE/Common NAME	HISTORIC CONTEXT	CONTRIBUTING				PROPERTY TYPE
				Bldgs.	Sites	Struct.	Obj.	
BW00-050	C1900	ABAN SCHOOL	06.01.01	3	0	0	0	06.3.1:1
BW00-051	C1910	RANCH	08.08	5	0	0	2	08.1
BW00-052	C1915	RANCH	08.08	3	0	0	0	08.1
BW00-053	C1910	RANCH	08.08	2	0	0	1	08.1
BW00-054	C1910	RANCH	08.08	9	0	0	3	08.1
BW00-055	C1910	ABAN RANCH	08.08	2	0	0	1	08.1
BW00-056	C1915	ABAN RANCH	08.08	5	0	0	3	16.5.1
BW00-057	C1915	ABAN RANCH	08	8	0	0	0	08.1
BW00-058	C1914	RANCH	08	11	0	0	2	08.1
BW00-059	C1910	ABAN RANCH	08	4	0	0	1	08.1
BW00-060	C1919	RAILROAD BRIDGE	13.03	0	0	1	0	13.5.7
BW00-061	C1910	CABIN	07.05	1	0	0	0	07.6.2
BW00-062	C1908	CUBA CHURCH	02	2	0	0	2	02.1.4
BW00-063	C1890	ABAN HSE	16.01	1	0	0	0	16.5.1
BW00-064	C1890	HULSHIZER LOG HSE	16.01	1	1	0	0	16.5.1
BW00-065	1908	WINFIELD D. #37 SCHOOL	06.01.01	1	0	0	0	06.3.1:1



NeHBS	DATE	RESOURCE/Common	NAME	HISTORIC	CONTRIBUTING	PROPERTY
NUMBER				CONTEXT	Bldgs. Sites Struct. Obj.	TYPE

BM01-012	C1910	OUTBUILDING	16.01	2	0	0	0	110.7.2
BM01-013	C1900	HOUSE	16.01	2	0	0	0	16.5.1
BM01-014	C1925	HOUSE	16.01	2	0	0	0	16.5.1
BM01-015	C1905	HOUSE	16.01	2	0	0	0	16.5.1
BM01-016	C1905	HOUSE	16.01	2	0	0	0	16.5.1
BM01-017	C1935	HOUSE	1	0	0	0	0	16.5.1
BM01-018	C1940	HOUSE	16.01	2	0	0	0	16.5.1
BM01-019	C1920	PUBLIC UTILITY BLDG	15.01	1	0	0	0	15.6.3
BM01-020	C1935	HOUSE	16.01	1	0	0	0	16.5.1
BM01-021	C1905	HOUSE	16.01	2	0	0	0	16.5.1

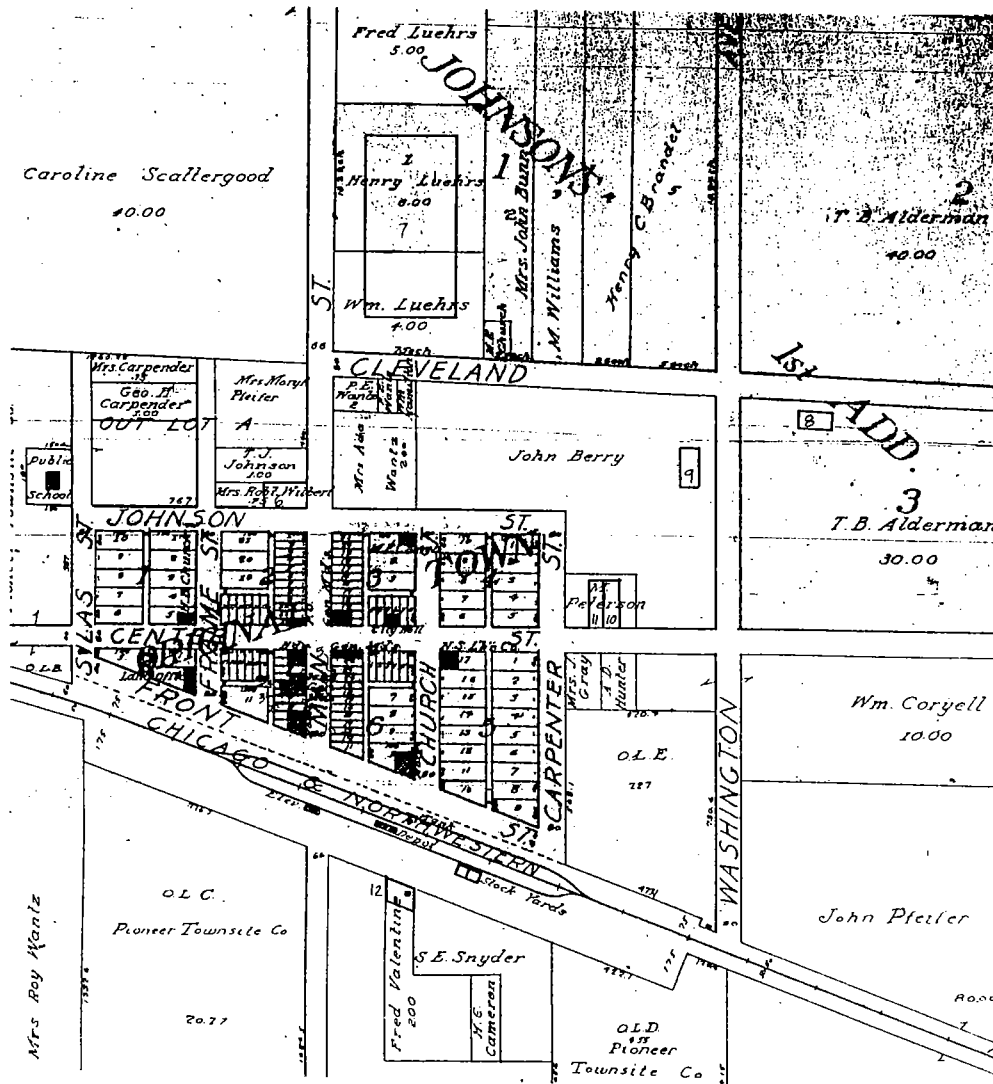
NeHBS NUMBER	DATE	RESOURCE/COMMON NAME	HISTORIC CONTEXT	CONTRIBUTING				PROPERTY TYPE
				Bldgs.	Sites	Struct.	Obj.	
BW01-022	C1910	HOUSE	16.01	1	0	0	0	16.5.1
BW01-023	C1905, 1940	HOUSES	16.01	3	0	0	0	16.5.1
BW01-024	C1905	CELLAR	16.01	1	0	0	0	08.1.06
BW01-025	C1905	HOUSE	16.01	1	0	0	0	16.5.1
BW01-026	C1900	HOUSE	16.01	2	0	0	0	16.5.1
BW01-027	C1915	SCHLUETER RANCH	08	6	0	0	0	08.1
BW01-028	C1910	HOUSE	16.01	1	0	0	0	16.5.1
BW01-029	C1920	RANCH	08	4	0	0	1	08.1
BW01-030	C1910	HOUSE	16.01	1	0	0	0	16.5.1
BW01-031	C1940	HOUSE	16.01	2	0	0	0	16.5.1
BW01-032	C1900	HOUSE	16.01	3	0	0	0	16.5.1
BW01-032	C1915	HOUSE	16.01	2	0	0	0	16.5.1
BW01-034	C1910	HOUSE	16.01	1	0	0	0	16.5.1
BW01-035	C1940	HOUSE	16.01	1	0	0	0	16.5.1
BW01-036	C1920	HOUSE	16.01	1	0	0	0	16.5.1
BW01-037	C1915	HOUSE	16.01	1	0	0	0	16.5.1
BW01-038	C1910	HOUSE	16.01	1	0	0	0	16.5.1
BW01-039	C1910	HOUSE	16.01	2	0	0	0	16.5.1
BW01-040	C1915	HOUSE	16.01	1	0	0	0	16.5.1
BW01-041	C1900	HOUSE	16.01	1	0	0	0	16.5.1
BW01-042	C1920	HOUSE	16.01	1	0	0	0	16.5.1
BW01-043	C1915	HOUSE	16.01	1	0	0	0	16.5.1
BW01-044	C1912	HOUSE	16.01	2	0	0	0	16.5.1
BW01-045	C1918	HOUSE	16.01	1	0	0	0	16.5.1
BW01-046	C1916	HOUSE	16.01	2	0	0	0	16.5.1
BW01-047	C1914	HOUSE	16.01	2	0	0	0	16.5.1
BW01-048	C1915	HOUSE	16.01	2	0	0	0	16.5.1
BW01-049	C1910	HOUSE	16.01	2	0	0	0	16.5.1
BW01-050	C1905	HOUSE	16.01	2	0	0	0	16.5.1
BW01-051	C1917	HOUSE	16.01	2	0	0	0	16.5.1
BW01-052	C1922	HOUSE	16.01	1	0	0	0	16.5.1
BW01-053	C1910	HOUSE	16.01	2	0	0	0	16.5.1
BW01-054	C1925	HOUSE	16.01	2	0	0	0	16.5.1
BW01-055	C1928	HOUSE	16.01	1	0	0	0	16.5.1
BW01-056	C1910	HOUSE	16.01	1	0	0	0	16.5.1
BW01-057	C1910	HOUSE	16.01	2	0	0	0	16.5.1
BW01-058	C1915	HOUSE	16.01	2	0	0	0	16.5.1
BW01-059	C1923	HOUSE	16.01	2	0	0	0	16.5.1
BW01-060	C1939	HOUSE	16.01	2	0	0	0	16.5.1
BW01-061	C1912	HOUSE	16.01	2	0	0	0	16.5.1
BW01-062	C1919	HOUSE	16.01	1	0	0	0	16.5.1
BW01-063	C1910	HOUSE	16.01	2	0	0	0	16.5.1
BW01-064	C1915	HOUSE	16.01	2	0	0	0	16.5.1
BW01-065	C1907	HOUSE	16.01	2	0	0	0	16.5.1
BW01-066	C1919	HOUSE	16.01	2	0	0	0	16.5.1, 03.1:6.2
BW01-067	C1925	HOUSE	16.01	2	0	0	0	16.5.1:5.2
BW01-068	C1910	HOUSE	16.01	1	0	0	0	16.5.1
BW01-069	C1910	HOUSE	16.01	2	0	0	0	16.5.1
BW01-070	C1916	HOUSE	16.01	1	0	0	0	16.5.1

NeHBS NUMBER	DATE	RESOURCE/COMMON NAME	HISTORIC CONTEXT	CONTRIBUTING				PROPERTY TYPE
				Bldgs.	Sites	Struct.	Obj.	
BW01-071	C1900	HOUSE	16.01	2	0	0	0	16.5.1
BW01-072	C1913	HOUSE	16.01	1	0	0	0	16.5.1
BW01-073	C1915	HOUSE	16.01	1	0	0	0	16.5.1
BW01-074	C1905	HOUSE	16.01	1	0	0	0	16.5.1
BW01-075	C1908	HOUSE	16.01	2	0	0	0	16.5.1
BW01-076	C1895	HOUSE	16.01	2	0	0	1	16.5.1
BW01-077	C1900	HOUSE	16.01	1	0	0	0	16.5.1
BW01-078	C1905	FARMSTEAD	16.01	2	0	0	0	16.5.1
BW01-079	C1937	HOUSE	16.01	2	0	0	0	16.5.1
BW01-080	C1910	HOUSE	16.01	1	0	0	0	16.5.1
BW01-081	C1938	SKINNERS MOTOR COURT	13	3	0	0	0	12.3.1
BW01-082	C1912	HOUSE	16.01	1	0	0	0	16.5.1
BW01-083	C1923	FAITH BAPTIST CHURCH	02.10.01	3	0	0	0	02.1.4, 02.4.3
BW01-084	C1910	HOUSE	16.01	1	0	0	0	16.5.1
BW01-085	C1900	HOUSE	16.01	1	0	0	0	16.5.1
BW01-086	C1910	HOUSE	16.01	1	0	0	0	16.5.1
BW01-087	C1895	HOUSES	16.01	5	0	0	0	16.5.1
BW01-088	C1895	HOUSE	16.01	1	0	0	0	16.5.1
BW01-089	C1910	HOUSE	16.01	2	0	0	0	16.5.1
BW01-090	C1905	HOUSE	16.01	2	0	0	0	16.5.1
BW01-091	C1912	HOUSE	16.01	1	0	0	0	16.5.1
BW01-092	C1927	HOUSE	16.01	2	0	0	0	16.5.1:5.2
BW01-093	C1910	HOUSE	16.01	2	0	0	0	16.5.1
BW01-094	C1927	HOUSE	16.01	2	0	0	0	16.5.1
BW01-095	C1925	HOUSE	16.01	2	0	0	0	16.5.1
BW01-096	C1927	HOUSE	16.01	2	0	0	0	16.5.1
BW01-097	C1925	HOUSE	16.01	1	0	0	0	16.5.1
BW01-098	C1925	HOUSE	16.01	1	0	0	0	16.5.1
BW01-099	C1936	HOUSE	16.01	1	0	0	0	16.5.1
BW01-100	C1920	HOUSE	16.01	1	0	0	0	16.5.1
BW01-101	C1912	HOUSE	16.01	2	0	0	0	16.5.1
BW01-103	C1920	HOUSE	16.01	1	0	0	0	16.5.1
BW01-104	C1920	HOUSE	16.01	1	0	0	0	16.5.1
BW01-105	C1905	HOUSE	16.01	1	0	0	0	16.5.1
BW01-106	C1910	HOUSE	16.01	2	0	0	0	16.5.1
BW01-107	C1905	HOUSE	16.01	1	0	0	0	16.5.1
BW01-108	C1947	HOUSE	16.01	2	0	0	0	16.5.1
BW01-109	C1918	HOUSE	16.01	1	0	0	0	16.5.1
BW01-110	C1900	FORMER BANK	15.05	1	0	0	0	15.1.1
BW01-111	C1910	HOUSE	16.01	2	0	0	0	16.5.1
BW01-112	C1915	HOUSE	16.01	2	0	0	0	16.5.1
BW01-113	C1912	HOUSE	16.01	2	0	0	0	16.5.1
BW01-114	C1900	FRMR BOARDING HOUSE	16.01	1	0	0	0	16.5.6
BW01-115	C1915	FARMERS CO-OP	08, 12	1	0	0	0	?
BW01-116	C1900	FORMER BANK	15.05, 12	1	0	0	0	15.1.1, 12.1.1
BW01-117	C1910	COMMERCIAL BLDG	12.02	1	0	0	0	12.1.1
BW01-118	C1952	AUTO DEALERSHIP	13	1	0	0	0	13.3.3.9

NeHBS NUMBER	DATE	RESOURCE/COMMON NAME	HISTORIC CONTEXT	CONTRIBUTING			PROPERTY TYPE
				Bldgs.	Sites	Struct. Obj.	
BW01-119	C1929	HOTEL	13	1	0	0	12.3.1
BW01-120	C1885	SELLORS LOG CABIN	16.01	1	0	0	16.5.1
BW01-121	C1910	HOUSE	16.01	1	0	0	16.5.1
BW01-122	C1912	HOUSE	16.01	1	0	0	16.5.1
BW01-123	C1912	HOUSE	16.01	1	0	0	16.5.1
BW01-124	C1923	HOUSE	16.01	2	0	0	16.5.1
BW01-125	C1929	HOUSE	16.01	1	0	0	16.5.1
BW01-126	C1910	HOUSE	16.01	1	0	0	16.5.1
BW01-127	C1925	HOUSE	16.01	1	0	0	16.5.1
BW01-128	C1911	HOUSE	16.01	2	0	0	16.5.1
BW01-129	C1905	HOUSE	16.01	3	0	0	16.5.1
BW01-130	C1910	HOUSE	16.01	2	0	0	16.5.1.
BW01-131	C1915	SERVICE GARAGE	13	1	0	0	13.3.3.4
BW01-132	C1920	HOUSE	16.01	2	0	0	16.5.1
BW01-133	C1930	HOUSE	16.01	2	0	0	16.5.1
BW01-134	C1910	HOUSE	16.01	2	0	0	16.5.1
BW01-135	C1907	HOUSE	16.01	2	0	0	16.5.1
BW01-136	C1920	HOUSE	16.01	2	0	0	16.5.1
BW01-137	C1910	HOUSE	16.01	1	0	0	16.5.1
BW01-138	C1915	HOUSE	16.01	1	0	0	16.5.1
BW01-139	C1910	HOUSE	16.01	2	0	0	16.5.1
BW01-140	C1905	HOUSE	16.01	1	0	0	16.5.1
BW01-141	C1915	HOUSE	16.01	1	0	0	16.5.1
BW01-142	C1912	HOUSE	16.01	2	0	0	16.5.1
BW01-143	C1924	HOUSE	16.01	1	0	0	16.5.1
BW01-144	C1910	HOUSE	16.01	1	0	0	16.5.1
BW01-145	C1905	HOUSE	16.01	1	0	0	16.5.1
BW01-146	C1911	HOUSE	16.01	1	0	0	16.5.1
BW01-147	C1905	HOUSE	16.01	1	0	0	16.5.1
BW01-148	C1910	HOUSE	16.01	2	0	0	16.5.1
BW01-149	C1913	HOUSE	16.01	1	0	0	16.5.1
BW01-150	C1915	HOUSE	16.01	2	0	0	16.5.10
BW01-151	C1915	HOUSE	16.01	2	0	0	16.5.1
BW01-152	C1929	HOUSE	16.01	2	0	0	16.5.1
BW01-153	C1900	ABAN HOUSE	16.01	2	0	0	16.5.1
BW01-154	C1915	HOUSE	16.01	1	0	0	16.5.1
BW01-155	C1910	HOUSE	16.01	2	0	0	16.5.1
BW01-156	C1912	HOUSE	16.01	3	0	0	16.5.1
BW01-157	C1900	ABAN FARMSTEAD	08	4	0	0	08.1
BW01-158	C1905	HOUSE	16.01	2	0	0	16.5.1
BW01-159	C1905	FARMSTEAD	08	3	0	0	08.1
BW01-160	C1910	HOUSE	16.01	2	0	0	16.5.1
BW01-161	C1905	HOUSE	08	4	0	0	16.5.1
BW01-162	C1905	HOUSE	16.01	3	0	0	16.5.1
BW01-163	C1910	HOUSE	16.01	2	0	0	16.5.1

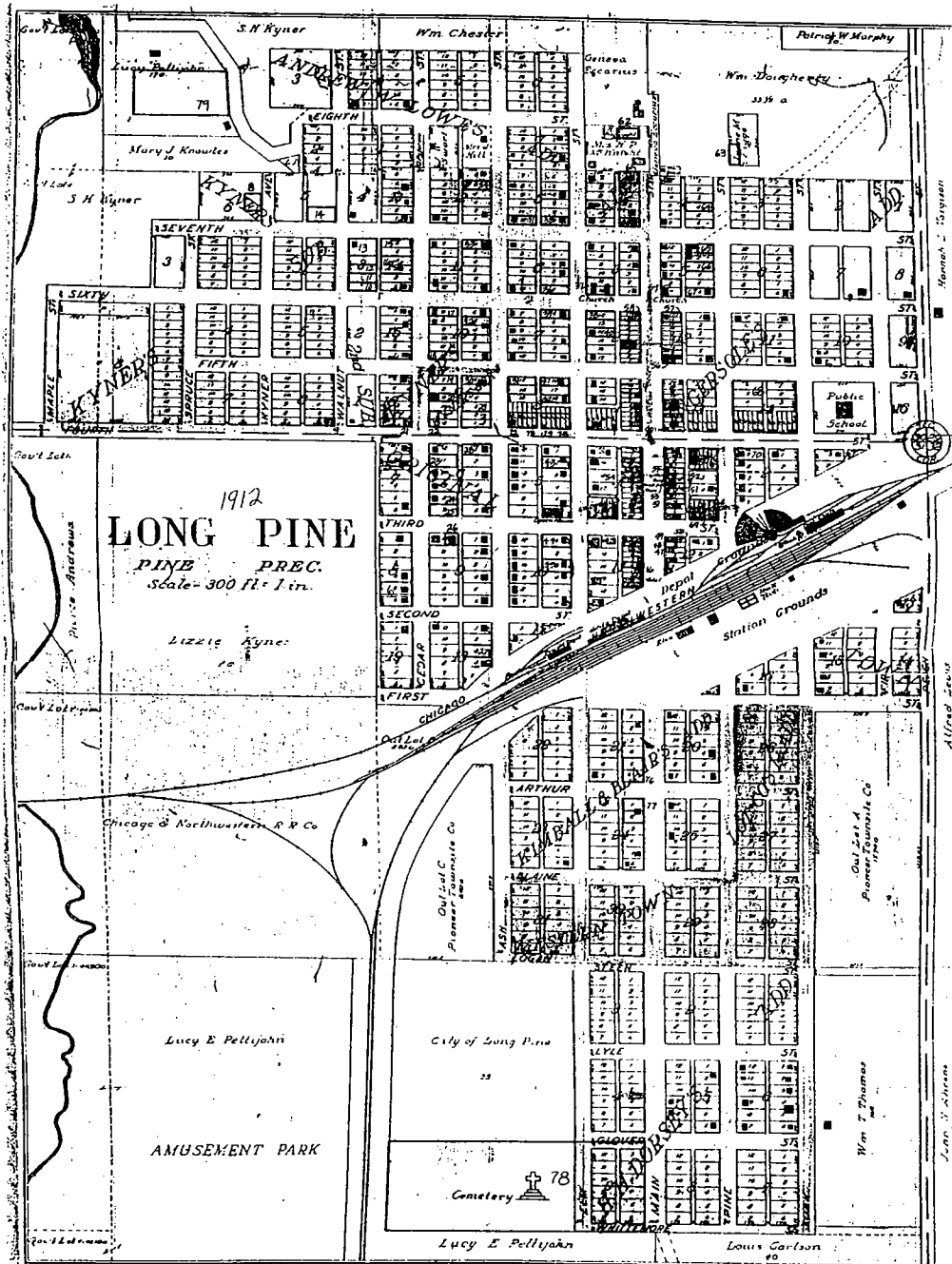
NeHBS NUMBER	DATE	RESOURCE/COMMON NAME	HISTORIC CONTEXT	CONTRIBUTING				PROPERTY TYPE
				Bldgs.	Sites	Struct.	Obj.	
BW01-164	C1912	HOUSE	16.01	2	0	0	0	16.5.1
BW01-165	C1926	HOUSE	16.01	2	0	0	0	16.5.1
BW01-166	C1929	AUTO DEALERSHIP/GAR	13	1	0	0	0	13.3.3.9
BW01-167	C1929	ROYAL THEATRE	07.07	1	0	0	0	07.1.5
BW01-168	C1910	ABAN COMMERCIAL BLDG	12.02	1	0	0	0	12.1.1
BW01-169	C1929	I.O.O.F. HALL #130	05.02.07	1	0	0	0	05.1.1
BW01-170	C1907	HOUSE	16.01	2	0	0	0	16.5.1
BW01-171	C1910	HOUSE	16.01	1	0	0	0	16.5.1
BW01-172	C1910	HOUSE	16.01	1	0	0	0	16.5.1
BW01-173	C1938	AINSWORTH CITY HALL	04.02	1	0	0	0	04.1.5.1
BW01-174	C1920	MUN. UTILITY BLDG.	15.01	1	0	0	0	15.5
BW01-175	C1927	GAS STATION	13	1	0	0	0	13.3.3.3
BW01-176	C1910	HOUSE	16.01	1	0	0	0	16.5.1
BW01-177	C1910	HOUSE	16.01	2	0	0	0	16.5.1
BW01-178	C1920	HOUSE	16.01	2	0	0	0	16.5.1
BW01-179	C1915	FORMER HOUSE	16.01	1	0	0	0	16.5.1

BW02: JOHNSON INVENTORY, BROWN COUNTY



NeHBS NUMBER	DATE	RESOURCE/COMMON NAME	HISTORIC CONTEXT	CONTRIBUTING				PROPERTY TYPE
				Bldgs.	Sites	Struct.	Obj.	
BW02-001	C1914	FORMER BANK	15.05	1	0	0	0	15.1.1
BW02-002	C1919	FORMER GARAGE	13	1	0	0	0	13.3.2.7
BW02-003	C1919	ABAN COMMERCIAL BLDG	12.02	1	0	0	0	12.1.1
BW02-004	C1913	ABAN COMMERCIAL BLDG	12.02	1	0	0	0	12.1.1
BW02-005	C1919	ABAN COMMERCIAL BLDG	12.02	1	0	0	0	12.1.1
BW02-006	C1910	ABAN HOUSE	16.01	6	0	0	1	16.5.1
BW02-007	C1925	BROWN CO. FAIRGROUNDS	07.03	10	0	0	0	07.4.5
BW02-008	C1910	HOUSE	16.01	4	0	0	0	16.5.1
BW02-009	C1925	ABAN HOUSE	16.01	3	0	0	1	16.5.1:5.2
BW02-010	C1918	HOUSE	16.01	1	0	0	0	16.5.1
BW02-011	C1915	FRMR TELE.EX. & HSE	14.04, 16	1	0	0	0	16.5.1
BW02-012	C1905	ABAN HOUSE	16.01	1	0	0	0	16.5.1

BW04: LONG PINE INVENTORY, BROWN COUNTY



NeHBS NUMBER	DATE	RESOURCE/COMMON NAME	HISTORIC CONTEXT	CONTRIBUTING				PROPERTY TYPE
				Bldgs.	Sites	Struct.	Obj.	
BW04-001	C1900	MILLER ROOMING HSE	16.01	1	0	0	0	16.5.6
BW04-003	C1910	HOUSE	16.01	1	0	0	0	
BW04-008	C1915	HOUSE	16.01	2	0	0	0	16.5.1
BW04-009	C1910	HOUSE	16.01	2	0	0	1	16.5.1

NeHBS NUMBER	DATE	RESOURCE/COMMON NAME	HISTORIC CONTEXT	CONTRIBUTING				PROPERTY TYPE
				Bldgs.	Sites	Struct.	Obj.	
BW04-010	C1909	HOUSE	16.01	1	0	0	0	16.5.1
BW04-011	C1915	HOUSE	16.01	2	0	0	0	16.5.1
BW04-012	C1915	HOUSE	16.01	2	0	0	0	16.5.1
BW04-013	C1910	HOUSE	16.01	2	0	0	1	16.5.1
BW04-014	C1915	FRMR CHURCH & PAR.	02	3	0	0	1	02.1.4, 02.4.3
BW04-015	C1918	HOUSE	16.01	2	0	0	0	16.5.1
BW04-016	C1919	HOUSE	16.01	2	0	0	0	16.5.1
BW04-017	C1909	HOUSE	16.01	2	0	0	0	16.5.1
BW04-018	C1917	HOUSE	16.01	2	0	0	0	16.5.1
BW04-019	C1915	HOUSE	16.01	2	0	0	0	16.5.1
BW04-020	C1912	HOUSE	16.01	2	0	0	0	16.5.1
BW04-021	C1900	HOUSE	16.01	1	0	0	1	16.5.1
BW04-022	C1925	HOUSE	16.01	2	0	0	0	16.5.1:5.2
BW04-023	C1918	HOUSE	16.01	2	0	0	0	16.5.1
BW04-024	C1908	HOUSE	16.01	2	0	0	0	16.5.1
BW04-025	C1925	HOUSE	16.01	2	0	0	0	16.5.1:5.2
BW04-026	C1908	HOUSE	16.01	2	0	0	0	16.5.1
BW04-027	C1905	HOUSE	16.01	1	0	0	0	16.5.1
BW04-028	C1919	HOUSE	16.01	2	0	0	1	16.5.1
BW04-029	C1912	HOUSE	16.01	2	0	0	0	16.5.1
BW04-030	C1910	HOUSE	16.01	2	0	0	0	16.5.1
BW04-031	C1916	HOUSE	16.01	2	0	0	0	16.5.1
BW04-032	C1910	HOUSE	16.01	2	0	0	0	16.5.1
BW04-033	C1908	HOUSE	16.01	3	0	0	0	16.5.1
BW04-034	C1916	HOUSE	16.01	2	0	0	0	16.5.1
BW04-035	C1910	HOUSE	16.01	2	0	0	0	16.5.1
BW04-036	C1905	HOUSE	16.01	1	0	0	0	16.5.1
BW04-037	1908	M.W. EIGHMY CHURCH & PAR.	02	2	0	0	0	02.1.4, 02.4.3
BW04-038	C1916	HOUSE	16.01	2	0	0	0	16.5.1
BW04-039	C1905	HOUSE	16.01	1	0	0	0	16.5.1
BW04-040	1909	HOUSE	16.01	2	0	0	0	16.5.1
BW04-041	C1909	HOUSE	16.01	2	0	0	0	16.5.1
BW04-042	C1906	HOUSE	16.01	2	0	0	0	16.5.1
BW04-043	C1912	HOUSE	16.01	2	0	0	0	16.5.1
BW04-044	C1907	HOUSE	16.01	2	0	0	0	16.5.1
BW04-045	C1910	HOUSE	16.01	3	0	0	0	16.5.1
BW04-046	C1900	COMMERCIAL BLDG	12.02	1	0	0	0	12.1.1
BW04-047	C1907	COMMERCIAL BLDG	12.02	1	0	0	0	12.1.1
BW04-048	C1909	COMMERCIAL BLDG	12.02	1	0	0	0	12.1.1
BW04-049	C1905	COMM.BLDG & BRDNHSE	12.02, 16	1	0	0	0	12.1.1, 16.5.6
BW04-050	C1912	ABAN COMMERCIAL BLDG	12.02	1	0	0	0	12.1.1
BW04-051	C1913	COMMERCIAL BLDG	12.02	1	0	0	0	12.1.1
BW04-052	C1910	FORMER HOTEL	13	1	0	0	0	12.3.1
BW04-053	C1915	MASONIC HALL & COMM. BLDG.	05.02.01	1	0	0	0	0
BW04-054	C1919	AMERICAN STATE BANK	15.05	1	0	0	0	15.1.1
BW04-055	C1910	PROFESSIONAL BLDG	15.04	1	0	0	0	15.3

NeHBS NUMBER	DATE	RESOURCE/COMMON NAME	HISTORIC CONTEXT	CONTRIBUTING				PROPERTY TYPE
				Bldgs.	Sites	Struct.	Obj.	
BW04-056	C1900	FRMR LIVERY & HOTEL	13	1	0	0	0	12.3.1
BW04-057	C1911	HOUSE	16.01	1	0	0	0	16.5.1
BW04-058	C1909	HOUSE	16.01	2	0	0	1	16.5.1
BW04-059	1911	FIRST CONG. CHURCH & PAR.	02.05.01	3	0	0	0	02.1.4, 02.4.3
BW04-060	C1910	HOUSE	16.01	2	0	0	1	16.5.1
BW04-061	C1895	ABAN HOUSE	16.01	2	0	0	0	16.5.1
BW04-062	C1927	HOUSE	16.01	2	0	0	0	16.5.1
BW04-063	1916	HOUSE	16.01	2	0	0	0	16.5.1
BW04-064	C1895	ABAN HOUSE	16.01	1	0	0	0	16.5.1
BW04-065	C1914	HOUSE	16.01	2	0	0	0	16.5.1
BW04-066	C1918	HOUSE	16.01	2	0	0	0	16.5.1
BW04-067	C1910	HOUSE	16.01	2	0	0	0	16.5.1
BW04-068	1919	LONG PINE SCHOOL	06.01	1	0	0	0	06.3
BW04-069	C1890	HOUSE	16.01	2	0	0	0	16.5.1
BW04-070	C1890	HOUSE	16.01	2	0	0	0	16.5.1
BW04-071	C1900	HOUSE	16.01	1	0	0	0	16.5.1
BW04-072	C1910	HOUSE	16.01	2	0	0	0	16.5.1
BW04-073	C1925	HOUSE	16.01	2	0	0	0	16.5.1
BW04-074	C1910	HOUSE	16.01	2	0	0	0	16.5.1
BW04-075	C1913	HOUSE	16.01	2	0	0	0	16.5.1
BW04-076	C1924	HOUSE	16.01	2	0	0	0	16.5.1:5.2
BW04-077	C1907	HOUSE	16.01	2	0	0	0	16.5.1
BW04-078	C1890	GRANDVIEW CEMETERY	02	0	1	0	3	02.3.1
BW04-079	C1920	THE PINES RESORT	07.05	19	0	0	0	07.6.2

APPENDIX 2:**RECONNAISSANCE RESEARCH DESIGN****1. Introduction**

It is the intention of this paper to contribute two important functions towards the execution of the Reconnaissance Survey of Brown County. First, it will provide Save America's Heritage (SAVE) survey team with the guidelines by which the survey will be performed and secondly, it establishes a means of communicating these guidelines to the NeHBS Survey Coordinator for critique and refinement.

The format of this Research Design will be to discuss first the "non-mechanical" aspects of the survey, followed by a discussion of the tasks considered more "mechanical" in nature. The primary purpose of the "mechanical" discussion is to define the documentation process used in the recording of historic properties while the "non-mechanical" discussion will consist of the survey objectives and limitations.

2. Objectives Of Reconnaissance Survey

After completing a preliminary outline of the objectives associated with a reconnaissance survey, it became apparent that there was an obvious division between those objectives which were qualitative in nature and those that were quantitative. This division has organized the reconnaissance objectives into the two listings that follow.

Qualitative Objectives:

The most obvious objective in a reconnaissance survey is the concept of providing a preliminary characterization of the historic resources extant in a particular geographic area. Beyond this are several other objectives which enhance both the data collected by the survey and the need for the survey itself. First among these additional objectives is the concept of establishing the setting of Nebraska's historic architecture. Each historic building survey performed will generate information which contributes to a statewide knowledge and builds a background with which future survey information can be evaluated.

Secondly, it is the objective of the historic building survey to identify specific properties or geographic areas which, in the event of an intensive survey, would contribute useful information to the above mentioned setting. Further qualitative objectives include: the possible identification of specific building types, the identification of construction methods which may relate to or are unique to the context of Nebraska's historic architecture, the identification of sites worthy of National Register listing, and the expansion of knowledge relative to a specific geographic area within the state context such as ethnic settlement, building technologies and architectural image.

Outline of Qualitative Objectives:

1. To create a community awareness and interest in Historic Preservation and the National Register of Historic Places (NRHP).
2. The documentation of several significant properties potentially eligible for the National Register of Historic Places as

individual, multiple property, or historic district nominations.

3. To document information pertinent to the NeSHPO Topical Listing of Historic Contexts and associated property types.
4. To complete a comprehensive, conscientious survey which will generate information useful to the planning process and future surveys.
5. The collation of survey data for planning intensive survey work.
6. To record information useful to the local planning decisions of the county when assessing projects affecting historic properties. (Section 106) etc.
7. To record any potential links between a particular ethnic settlement and its associated property types within the survey area.
8. To promote historic preservation through the identification and publication of the historic properties located within the county.
9. To identify properties whose owners may be eligible for various kinds of federal, state, and local assistance in the event the owner pursues the preservation, restoration, or rehabilitation of their historic building(s).

Quantitative Objectives:

- A. The recording of an estimated 225 properties in Brown County at the completion of the survey.
- B. The covering of approximately 192,000 acres (300 square miles) in Brown County. In addition, each street of the three extant Brown County communities will be surveyed using reconnaissance survey methods.
- C. Identification of at least 30 properties worthy of nomination to the National Register of Historic Places.
- D. Identification of at least one possible Historic District or Multiple Property nomination worthy of National Register pursuit.
- E. Evaluating by the following hierarchy those sites for: a) high potential for significance, b) suspicious buildings--those

buildings that may be of significance, c) no potential in comparison to others, d) those sites not likely to yield any information.

3. Methods of Reconnaissance Survey.

The "mechanical" aspect of reconnaissance historic building surveys will focus primarily upon the documentation process and corresponding methods used in the recording of historic resources. The recording technique is considered of prime importance and it is the attitude of Save America's Heritage to strive for a conscientious effort and accurate method while recording historic resources. To best communicate our intentions, the following discussion on survey methods has been organized into three groups. These are: 1) pre-field research, 2) pre-field activities, and 3) field activities.

Pre-Field Research

Following the selection of the survey geographic boundaries by the NeSHPO, the pre-field research is begun and focuses primarily on the performance of archival research. The main purpose of archival research is to identify the nature of the survey area settlement by culture, geographic location, and time frame. In addition, the archival research should attempt to identify potential themes of architectural, cultural, and historical significance within the survey area, should they exist. While it is acknowledged that the extent and availability of research information varies according to the events and background of the area, the following references will be investigated prior to the reconnaissance survey: locally written county histories, county histories written within a statewide history, existing survey data in the NeSHPO site

files including survey forms, the files of the NSHS photographic collections, centennial publications on community and church histories, archival maps and atlases, newspaper articles concerning a community's built environment, and literature published by local or county historical groups. The majority of these types of publications can be found in the libraries of state and county historical societies. A bibliography of all sources referenced should be maintained and, along with photocopied information, added to the site files. These general data files are organized according to specific counties, local communities, and individual sites. The files are used prior to reconnaissance survey to familiarize the surveyors with the survey area and are consulted again in the field during the survey. Added to the general files are all forms of public correspondence received up to the point the survey is begun.

Due to the absence of an existing Historic Overview report, extensive preparation becomes necessary to satisfactorily develop the concepts of the report. The content of the Historic Overview is considered a prime source of pre-survey information. Therefore, the following is an outline of the methodology to be employed by SAVE's personnel during the composition of the county Historic Overview.

Each Historic Overview report will identify important patterns, events, persons, or cultural values pertaining to the county. It is anticipated that the information within the Historic Overview will aid in the identification of property types associated with each individual theme. In the preparation of the Historic Overview, the following will be considered:

A. Trends in area settlement and development.

- B. Aesthetic and artistic values embodied in architecture, construction technology, or craftsmanship.
- C. Research values or problems relevant to the county, social and physical sciences and humanities, and cultural interests of local communities.
- D. Intangible cultural values of ethnic groups and native American people.

Pre-Field Activities:

The topic of pre-field activities are considered separate from pre-field research on the basis of their more publicly extroverted nature. Save America's Heritage will begin the pre-field activities with the distribution of notices announcing the survey and its intentions to all the general public. This will be done by placing general notices in established commercial and non-commercial facilities of the communities, such as the United States Post Office, grocery stores, coffee shops, etc. Reinforcing this is the dispersal of press releases to all active newspapers existing in the county. The intent of the release is to inform the public of the survey programs and to solicit their input in the identification of historic resources. In addition to this, communication will be established with the local historians and historical societies detaining our intent and welcoming their possible input. Included in this communication will be information concerning pertinent Historic Contexts and the time frame of the survey. The final task of pre-field activity will be the precautionary attempts to eliminate public suspicion. The justifiable suspicion aroused by survey activities will potentially be eliminated through the listing of survey vehicles and personnel with local police departments and county sheriff patrols.

Field Activities--General:

The first step prior to embarking on the survey would be the assembling of the necessary documents used during the recording of historic properties. This includes town plat maps, USGS 7 1/2 minute topographical maps, county road maps, site files and the preparation of the Historic Overview. The recording of the historic properties will be conducted during the reconnaissance survey and will consist of a four step process: 1) identifying structures, 2) mapping locations, 3) recording of SQLE information and 4) photographic documentation. Any supplemental field notes derived from observations or public communications will also be added.

The reconnaissance photography would consist of two photographs per site from opposite 45 degree angles using a wide angle perspective correcting lens. In certain cases, additional photographs of the more significant buildings will be recorded showing environmental setting, architectural details, or construction methods. Descriptions of each site will be recorded as required by the SQLE data entry established by the NeSHPO. For domestic buildings, the supratypological analysis developed by The Midwest Vernacular Architecture Committee will be used in the description process. Photographic field notes will also be kept concerning the aspect of the image, exposure number, and corresponding roll number. In addition to the recording of the information listed above, further research will be conducted on those sites which are considered to have greater significance.

A primary concept in the documentation of historic buildings is the

recognition that different building types may require different recording techniques. Therefore, it is necessary for the surveyor to define the specific types of information most relevant to the property type being recorded.

4. Reconnaissance Survey Biases

Integrity:

To be listed on the National Register of Historic Places, a property must possess integrity. Integrity is the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period. If a property retains the physical characteristics it possessed in the past then it has the capacity to convey association with historical patterns or persons, architectural design, or information about a culture or people. Consequently, the determination of integrity is considered a most important field activity.

For reconnaissance-level documentation, two very basic questions must first be asked. These are:

1. Is the building at least 50 years old?
2. Does it retain its original integrity?

The answer to question number one is usually quite objective, however, the determination of integrity requires some discussion.

It must first be recognized that the degree of integrity exhibited by historic buildings can vary greatly. The principal investigator must first ask, "Does this property reflect its historic character or has it been altered by the application of contemporary building materials and technologies?" In most

instances, the house is the first building scrutinized, especially in the case of town surveys where they represent the majority of extant buildings. However, the importance of "house integrity" is diminished when dealing with buildings located in rural settings. For most cases in Nebraska, this means a farmstead. With the added significance of agriculture related buildings such as hay, horse and livestock barns, granaries, corn cribs, and elevators, a limited amount of alteration to the house should not prevent the site from being documented. In the case where a farmstead contains a large collection of historic farm buildings but a severely altered house, the site will be documented as a farmstead with a noncontributing house. A final case may exist where a single, highly significant, farm related building is located within an otherwise altered farmstead. In this event, Save America's Heritage will document the individual building designating a site number solely to the specific building, structure, or object.

Integrity also appears to play an important role in the field documentation of commercial buildings. Traditionally, buildings used for commerce have been adaptively reused by subsequent generations. These buildings are positioned along a primary local thoroughfare or even a regionally important highway, thus lending appeal to present-day retailers seeking new locations. Often the buildings are physically altered to accommodate new functions and therefore suffer a loss of integrity. With this in mind, only those buildings exhibiting the visual characteristics of their historic period will be documented.

In summary, the determination of integrity will be based upon the historic retention of the following physical characteristics.

- Materials:** Does the building retain the original materials from its period of historic importance.
- Location:** Is the building placed in its original location or has it been moved?
- Design:** Does the building reflect the design aesthetics of its historic period?
- Setting:** Does the building reflect a historic sense of place? Does the historic image and feel still exist?
- Function:** Does the building represent its historic use?

Characteristics of Rural Integrity:

With the concept of Rural Historic Districts added to the National Register process, the principal investigator is forced to develop new visual sensitivities which are sympathetic to the qualities of rural settings. New methods of survey and research must be added to our understanding of both the built and natural environment and the historic relationship between them.

With this in mind, Save America's Heritage will attempt, without contractual obligation, to observe the following characteristics of potential significance to rural historic enclaves:

- * The condition and presence of features, natural and built, which relate to a historic period of importance.
- * The ability of a rural environment to reflect a sense of a past time or place.
- * Potential unifying factors which may link rural properties together.
- * The overall patterns of landscape spatial organization (land forms, natural features, material components).
- * Land-use categories and activities farming, ranching, recreation).
- * Response to natural features (landform affect on material components).
- * Boundaries (cultural, political, or natural).

- * Cluster arrangements (position of material elements within landscape setting).
- * Ecological context.
- * Integrity: Loss of natural features that were historically integral to the rural setting and intrusion of non-contributing features.

5. Anticipated Property Types.

Save America's Heritage anticipates the identification of historic properties in each of the following thirteen categories.

Religion: Churches, church schools, parsonages, and convents

Aesthetic Systems: decorative Arts, sculpture, paintings.

Government: Courthouses, Post Offices, Town Halls.

Association: Fraternal, service and social organizations.

Education: Schools, libraries, museums.

Diversion: Park grounds, theaters, recreational facilities.

Agriculture: hay/horse barns, cattle barns, hog barns, cattle fences, cellars, cob houses, orchards, windmills, windbreaks, pump systems, cattle loafing sheds, hog loafing sheds, farrowing houses, corn cribs, wash houses, summer kitchen, chicken houses, brooder houses, machine shops, implement sheds, granaries, silos, elevators, and stock tank systems.

Processing Industries: Meat packing, dairy, poultry.

Commerce: stores, hotels, elevators.

Transportation: Gas stations, rail depots, motels, auto showrooms.

Communications: Telephone, newspaper, and publishing houses.

Services: Professional, financial and health buildings.

Settlement Systems: Houses, apartments and boarding houses.

6. Evaluation Process and Criteria

Process of Evaluation:

Two primary reasons exist for the evaluation of the resources documented by the Historic Building Survey. The first is the identification of properties worthy of nomination to the National Register of Historic Places, and the second is the designation of those properties to be preserved by local planning processes. The National Register criterion A, B, C, and D as translated by the Historic Context Reports shall be the basis for evaluation.

The Preliminary Inventory is the primary reference list of all properties within Brown County that are potentially eligible for listing in the National Register of Historic Places (NRHP). Therefore, its primary purpose is to define the entire "pool" of historic resources which appear potentially eligible for listing.

The Preliminary inventory also fulfills additional roles which include its use as a guide for suggesting future work in the study area and the identification of building types which are no longer extant or never existed within the study area. The analysis of the inventoried data may also provide the NeSHPO with answers to the following questions:

1. What percentage of the total number of properties surveyed were worthy of intensive survey on the basis of their association to an identified historic theme or to a preliminarily identified Historic Context?
 2. What percentage of the total number of properties surveyed were worthy of intensive survey as non-historic context sites?
 3. What percentage of those properties noted during the field survey as potentially significant were actually found to be significant?
- Save America's Heritage originally viewed the assembling of the

Preliminary Inventory as a two-step process consisting of survey and review. However, as outlined below, a refined methodology has evolved from previous survey experience which now involves several levels of evaluation. What has emerged is a more in-depth compilation of potential NRHP sites using a variety of historic and contemporary resources.

1. Initial base list of potentially eligible properties derived from review of reconnaissance survey documentation.
2. Review of contact sheets and property descriptions performed to add or delete base-list properties.
3. Review all published county, church, and centennial histories, with particular emphasis on historic building citations concerning the base-list properties.
4. Contact local historical societies for input on histories of base-list properties.
5. Second base-list review with application of criterion to derive final lists of sites which:
 - a) are strongly recommended for NRHP listing, and b) may not be strongly recommended for listing but contribute to the character of the historic built environment.

Criteria For Evaluation:

If the ultimate goal of the Nebraska Historic Buildings Survey is indeed the identification of properties worthy of National Register listing, then the definitions and criteria established by the NRHP become the primary concepts by which the significance of a historic property is evaluated.

The National Register defines a historic property as a district, site, building, structure, or object significant in American history, architecture, engineering, archeology, and culture. A historic context is a broad pattern of historical development in a community or its region, that may be represented by

historic resources. The use of historic contexts provides a mechanism for translating the broad National Register criteria into locally meaningful terms. For example, the National Register criteria allow any property that is associated with the lives of persons significant in our past to be regarded as eligible for listing, but it is the historic contexts of the area that define who such people were (p. 55, National Register Bulletin, No. 24, V. 5, Department of the interior). With this in mind, the National Register criteria translated into local meaning by the Historic Context Reports are as follows:

The quality of significance in American history, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or
- C. that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded, or may be likely to yield, information important in prehistory or history.

APPENDIX 3: Supratype Master List for Brown County.

S.TYPE NUMBER	HSE SH	HSE SZ	HSE HT	HSE RF	HSE OR	#	% BW
S.1	I	1.0	2.0	G	LO	1	0.38
S.2	L	0.5	1.0	G	LA	1	0.38
S.3	L	0.5	1.0	G	LO	4	1.50
S.4	L	1.0	1.0	G	LA	1	0.38
S.5	L	1.0	1.0	G	LO	4	1.50
S.6	L	1.0	1.5	G	LO	6	1.50
S.7	L	1.0	2.0	H	LO	1	0.38
S.8	L	1.5	1.0	G	LO	3	1.10
S.9	R	0.5	1.0	F	LA	1	0.38
S.10	R	0.5	1.0	G	LA	7	2.70
S.11	R	0.5	1.0	G	LO	2	0.76
S.12	R	1.0	1.0	G	LA	13	5.00
S.13	R	1.0	1.0	G	LO	21	8.00
S.14	R	1.0	1.0	Gg	LO	1	0.38
S.15	R	1.0	1.5	G	LA	7	2.70
S.16	R	1.0	1.5	G	LO	14	5.30
S.17	R	1.5	1.0	G	LA	30	11.50
S.18	R	1.5	1.0	G	LO	38	14.50
S.19	R	1.5	1.0	Ga	LA	1	0.38
S.20	R	1.5	1.0	Ga	LO	1	0.38
S.21	R	1.5	1.0	Gg	LA	1	0.38
S.22	R	1.5	1.0	Gg	LO	3	1.10
S.23	R	1.5	1.0	Gj	LA	1	0.38
S.24	R	1.5	1.0	H	LA	3	1.10
S.25	R	1.5	1.0	H	LO	24	9.20
S.26	R	1.5	1.0	Hg	LA	1	0.38
S.27	R	1.5	1.0	Hg	LO	1	0.38
S.28	R	1.5	1.5	G	LA	3	1.10
S.29	R	1.5	1.5	G	LO	9	3.40
S.30	R	1.5	1.5	H	LO	2	0.76
S.31	R	1.5	2.0	G	LO	1	0.38
S.32	R	1.5	2.0	H	LA	1	0.38
S.33	R	1.5	2.0	H	LO	1	0.38
S.34	R	1.5	2.0	Ht	LA	1	0.38
S.35	R	2.0	1.0	G	LA	4	1.50
S.36	R	2.0	1.0	G	LO	4	1.50
S.37	R	2.0	1.0	Gg	LO	1	0.38
S.38	R	2.0	1.0	H	LA	2	0.76

S.TYPE NUMBER	HSE SH	HSE SZ	HSE HT	HSE RF	HSE OR	#	% BW
=====							
S.39	R	2.0	1.0	H	LO	6	2.30
S.40	R	2.0	1.5	G	LO	3	1.10
S.41	R	2.0	1.5	H	LA	1	0.38
S.42	R	2.0	2.0	H	LO	1	0.38
S.43	S	1.5	1.0	G	LA	1	0.38
S.44	S	1.5	1.0	G	LO	2	0.76
S.45	S	1.5	1.0	H	LA	2	0.76
S.46	S	1.5	1.0	H	NO	5	1.90
S.47	S	1.5	1.0	Hg	NO	1	0.38
S.48	S	1.5	1.0	Ht	NO	5	1.90
S.49	S	1.5	1.5	G	LA	1	0.38
S.50	S	1.5	1.5	Gx	NO	1	0.38
S.51	S	1.5	1.5	Ht	NO	2	0.76
S.52	S	2.0	1.5	H	NO	1	0.38
S.53	S	2.0	1.5	Ht	NO	1	0.38
S.54	S	2.0	2.0	H	LA	2	0.76
S.56	S	2.0	2.0	H	NO	3	1.10
S.57	S	2.0	2.0	Ht	NO	1	0.38
S.58	T	0.5	1.0	G	LA	1	0.38
S.59	T	1.0	1.0	G	LA	1	0.38
S.60	T	1.0	1.0	G	LO	1	0.38

APPENDIX 4:**Index of Abbreviations**

The following index attempts to explain the abbreviations used by the survey team while recording historic buildings in the nine county area of the northern Nebraska Sand Hills survey project. These abbreviations were developed as a means of expediting the survey recording process. The need for abbreviations was especially necessary in the recording of rural-based historic properties. In these cases, every effort was made to note each building, structure and object which contributed to the historic character of the property. Many of the abbreviations were developed by the NeSHPO during their former surveys of historic buildings throughout Nebraska. The remaining group of abbreviations were developed by Save America's Heritage with the approval of the NeSHPO.

Fr.	= Frame	Addn.	= Addition
Br.	= Brick	Cent.	= Central
Conc. Blk.	= Concrete Block	Enc.	= Enclosed
Frmhse.	= Farmhouse	Att.	= Attached
Frmstd.	= Farmstead	Perpend.	= Perpendicular
Hse.	= House	Symm.	= Symmetrical
S.K.	= Summer Kitchen	Lg.	= Large
Ckn. Hse.	= Chicken House	G.W.D.	= Gable Wall Dormer
Gar.	= Garage	Gab.	= Gable
Gran.	= Granary	Drmr.	= Dormer
D.T. Gran.	= Drive-thru Granary	Aban.	= Abandoned
D.T. Crib	= Drive-thru Crib	Det.	= Deteriorated
L.S.	= Loafing Shed	Outbldg.	= Outbuilding

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